

**AGENDA
OURAY CITY COUNCIL**

Monday, July 20, 2026 - 6:00 PM

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

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

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

Ouray City Council Regular Meeting

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CITIZENS' COMMUNICATION
5. CEREMONIAL/INFORMATIONAL
 - a. Ouray County Sheriff Update
 - b. Fire Authority - Fire Chief Kunz
6. CONSENT AGENDA
 - a. Approval of Minutes - June 30, 2026 Special Meeting
 - b. Approval of Minutes - July 6, 2026
7. ACTION ITEMS
 - a. Resolution No. 12 (Series 2026) Approving a Fixed Encroachment Permit - 320 6th Avenue (Library)
 - b. Resolution No. 13 (Series 2026) Approving a Fixed Encroachment Permit - 1200 Block Oak Street (Rasmussen)
 - c. Resolution No. 14 (Series 2026) Adopting Council Code of Conduct
 - d. Professional Services Agreement - Hunn Planning & Policy, LLC
 - e. Appointment of Janelle Arthur to the Tourism Advisory Committee
8. DISCUSSION ITEMS
 - a. Future Agenda Items
9. DEPARTMENT REPORTS
 - a. City Administrator Metteer
 - b. Finance and Administration Director Rhoades
 - c. Community Development
10. CITY COUNCIL COMMUNICATION
Mayor Underwood, Mayor Pro Tem Schiffer, Councilor Lindsey, Councilor Hart, and Councilor Doherty
11. EXECUTIVE SESSION
Ouray City Council will enter an executive session pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the City Attorney and pursuant to C.R.S. § 24-6-402(4)(e) for the purposes of determining positions relative to matters that may be subject to negotiations, developing negotiation strategy, and instructing

negotiators. The subjects of the executive session include threatened litigation against the City and an employment separation agreement.

12. ADJOURNMENT



Ouray City Council Special Meeting

Tuesday, June 30, 2026 4:00 PM

VIRTUAL ONLY

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

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

1. CALL TO ORDER

Mayor Underwood called the meeting to order at 4pm.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ACTION ITEMS

a. Resolution 11, Series 2026 - Ratifying and Continuing Disaster / Emergency Declaration

Motion to approve Resolution 11, Series 2026, Ratifying and Continuing Disaster / Emergency Declaration. This motion, made by Peggy Lindsey Scott and seconded by Michael Underwood, Carried.

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

b. Ratification of Declaration 2 (2026) - Stage 2 Fire Restrictions

Motion to approve Ratification of Declaration 2 (2026) impose Stage 2 Fire Restrictions. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

c. Ratification of Intergovernmental Agreement for Use of Silverton School Facilities for Emergencies

Motion to approve Ratification of Intergovernmental Agreement for Use of Silverton School Facilities for Emergencies. 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

5. CITY-SPECIFIC UPDATES - GOLD MOUNTAIN FIRE

a. City Administrator Metteer

City Administrator Metteer welcomed Fire Chief Kunz explain the Gold Mountain Fire operations and efforts.

Chief Kunz informed that the Rocky Mountain Incident Management Team had taken over managing the

fire. Stated the RMIT head of operations stated that the wind is working in favor of Ouray by blowing fire away from town. Due to that, they approved the plan for the Fourth of July: no water fights and no fireworks but keeping the parade and kids games or the fundraiser concert for the fire department. Chief Kunz stated their support for maintaining these 3 events, and that they would like to hear from Sheriff Perry for security support of these events as Citadel is not actually law enforcement, just security.

Councilor Hart and City Administrator Metteer and Fire Chief Kunz discussed the balancing of the health of the community and the health of the economy as the goal of compromise for Fourth of July plans.

Councilor Hart spoke with appreciation for the fire department's efforts in fighting the Gold Mountain Fire, and asked how the community could best support the Fire Department to pull off the 3 events allowed to happen.

Fire Chief Kunz requested help with crowd control.

Council and City Administrator Metteer discussed the need for 550 to open due to how the closure affected businesses. City Administrator Metteer reminded council meeting attendees that the closure of 550 section is at the discretion of the sheriffs office and cdot. It was decided that county road 17 is to be used if Ouray is the destination of travelers. However, if visitors are wanting to go past Ouray to use the county highway 145.

Council discussed the need for the Sheriff's support for crowd control of the Fourth of July events.

City Administrator Metteer agreed the support from Sheriff for events is needed. Then informed the council meeting attendance that the Critical Incident Management Team was hosting a meeting that night to inform the public about the fire and where to find the recorded video after the meeting. Followed by stating where to find current information on the Gold Mountain Fire, Inciweb, phone 970-325-3056, and email 2026.goldmountain@firenet.gov. City Administrator Metteer appreciated Director Joe Brown for bringing in a Verizon booster to help alleviate the lack of cell service from a down Verizon tower. Then stated the county worker, Jeff Buckes and Director Brown worked to get a mobile unit parked at Horseshoe Curve. City Administrator then reminded attendees of meeting that there is a Stage 2 fire restrictions in place, which includes campfires and fireworks. As three campfires were found two nights prior, and asked for community support in preventing additional emergencies. Councilor Lindsey Scott praised City Administrator's leadership.

b. Public Works Director Coleman

Director Coleman replayed the timeline of events over setting up incident command since Saturday night when the fire first started to how water levels have been monitored. Director Coleman stated the water levels never showed any danger. Then discussed watering Oak Street to maintain lower dust levels for traffic using the detour.

Councilor Hart inquired about any water restrictions and usage from citizens during this time.

Director Coleman requested residents water during the morning or evening.

c. Parks and Recreation Director Brown

Director Brown discussed the timeline of the pool closing and cited the reason for doing so: to deter incoming traffic due to the amount of unknowns at the time of the start of the fire and how Fellin Park plays a critical role in deployment of emergency services. Then explained that due to the park not being needed for emergency services, the goal is to open the pool for members only the next day, then business as normal on Thursday. Director Brown then discussed Via Ferrata being only open to guides at this time to help prevent any possible rescues and potentially needing to pull away from first responders' efforts on

the fire. Explained guides have training in simple rescues and must stay in communication with the Via Ferrata staff. Followed by the expectation for the Via Ferrata to open as normal come the 7th of July. Director Brown then discussed how Box Cañon has been busy even if it is seeing 30% less visitors compared to last year. Lastly Director Brown explained that rotary park is closed for all activities, including climbing.

Director Brown and City Administrator Metteer explained that due to the unknown winds, the perimeter trail and cascade trail had discouraged parking to help prevent people entering the back country from the trails, but never actually closed.

Director Brown stated that the following day is when the parking lots will open normally.

Mayor Pro Tem Schiffer inquired about the Ourayce due to the race taking place on US 550, and County Road 17.

Director Brown that the goal is to reduce traffic and agreed with telling the race organizers to stand by a for decision.

Mayor Pro Tem Schiffer, City Administrator Metteer and Director Brown discuss the path of race might have to change.

d. Finance and Administration Director Rhoades

Director Rhoades offered to answer questions from the council.

6. ADJOURNMENT

Motion to adjourn at 5:25pm. 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 Tuesday, June 30, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Tuesday, June 30, 2026.

Kara Rhoades, City Clerk



Ouray City Council Regular Meeting

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

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

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

1. CALL TO ORDER

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

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. CITIZENS' COMMUNICATION

Susan Warynick shared their experience with the free in town shuttle, and gave feedback over the routes.

Don Funkhouser stated they would like to have any feedback from Sheriff's office over the use of the emergency exit during 550 road closure, as they would like more speed bumps put down because of the speeding they witnessed.

Steve Wood inquired about the free shuttle: funding, if it came from LOT funding; what was the expected ride share usage; how long will the shuttle run; and is there a way to evaluate usage.

Paul Smith echoed the want for evaluation of shuttle usage and added they would have liked monthly feedback from the shuttle.

Antonio Mendez thanked all the city staff he worked with during his time dealing with the Gold Mountain Fire.

John Hart praised staff for efforts to help the town, and firefighters for fighting the fire.

Mark Rosich spoke of his frustration over the misinformation from the masses on social media about the Gold Mountain fire and how Ouray was affected, by using the worst photos to spread misinformation.

5. CEREMONIAL/INFORMATIONAL

- a. Fire Authority Consolidation Presentation

Barthold Lichtenbelt read the presentation.

Council requested to hear from Ouray Fire their thoughts on the Fire consolidation.

6. CONSENT AGENDA

Motion to Approve the Consent Agenda as presented. This motion, made by Kevin Schiffer 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 - June 1, 2026

b. Approval of Minutes - June 15, 2026

7. ACTION ITEMS

a. [PUBLIC HEARING] Ordinance 6, Series 2026 - Colorado Wildfire Resiliency Code (SECOND READING)

Mayor Underwood opened public hearing.

Conde Sluga voiced concerns over how the city could enforce the code, and suggested instead educating the town residents to get them to update their homes. Stated opposition of this code passing.

Aaron Johnson, Colorado Division of Fire Prevention and Control, informed that the state can help with enforcing this wildfire resiliency code.

City Administrator Metteer, stated that the city is working on getting a code in place first, then hiring a code enforcer.

Don Funkhouser inquired if insurance company pricing would increase if this is not passed.

Mark (last name not audible or recorded) inquired if historical buildings with a plaque are exempted from this resiliency code and how would that impact land use and building on the land.

Tamara Gulde asked citizens to reflect on how this wildfire has left them feeling and noted that change is difficult and expensive. They stated how an insurance company had already sent a crew to Ouray and evaluated properties they insure. Lastly asked council to approve this reading.

Mayor Underwood closed public hearing.

Mayor Underwood read his supporting statement for resiliency code.

Motion to approve Ordinance 6, Series 2026 Colorado Wildfire Resiliency Code (SECOND READING). This motion, made by Michael Underwood and seconded by Jenny Hart, Carried.

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

b. Emergency Facilities & Land Use Agreement - USDA Forest Service

Move to approve Emergency Facilities & Land Use Agreement USDA Forest Service. 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

8. DISCUSSION ITEMS

a. Future Agenda Items

Councilor Lindsey Scott stated that the all-in-favor style does not work over zoom. Mayor Pro Tem Schiffer and Councilor Hart stated preference roll call vote.

The Shuttle discussion will be discussed after it's 3 month tenure in October.

Councilor Hart would like to discuss the building assessment of the Pool House as soon as possible.

Councilor Doherty requested the work session Aug 3rd topics to be moved to Aug 17th.

9. DEPARTMENT REPORTS

a. City Administrator Metteer

*City Administrator Metteer had no written report due to wildfire work.
Councilor Lindsey Scott praised City Administrator Metteer's leadership skills.*

b. Fire Chief Kunz

No report.

c. Public Works Director Coleman

Director Coleman explained that the geothermal project will be delayed for 30 days, due to Oak Street being used as an emergency exit in case of wildfire.

d. Parks and Recreation Director Brown

No report.

e. Marketing & Communications Update - Brooke Warren

Report in packet.

10. CITY COUNCIL COMMUNICATION

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

Reports in packet.

Council shared the support of firefighters, the sheriff's office and first responders.

11. ADJOURNMENT

Motion to adjourn at 8:11pm. 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, July 6, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, July 6, 2026.

Kara Rhoades, City Clerk

RESOLUTION NO. 12 (Series 2026)

A RESOLUTION OF THE CITY OF OURAY, COLORADO, APPROVING A FIXED ENCROACHMENT PERMIT FOR THE PROPERTY LOCATED AT 320 SIXTH AVENUE IN THE CITY OF OURAY

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

WHEREAS, Section 1.2.B of the Charter authorizes the City “to construct, condemn, purchase, acquire, lease, maintain, operate, and dispose of all property, real, personal, or otherwise, including but not limited to, water systems, sewer systems, power systems, telephone systems, transportation systems, streets, alleys, communication systems, water, ditches, water rights, and appurtenances, parks, recreation facilities, and all other utilities or works, and may enter into such contracts as necessary, convenient, or appropriate in relation thereto”; and

WHEREAS, the Ouray Public Library (the “Library”) is located within City Hall and serves local residents and visitors; and

WHEREAS, the Library wishes to install a library book return drop box on the public sidewalk in front of Ouray City Hall at 320 Sixth Avenue (the “Property”), which would therefore be an encroachment onto the City’s right-of-way (“ROW”) along Sixth Avenue; and

WHEREAS, the Library has requested a Fixed Encroachment Permit pursuant to the application attached hereto as **Exhibit A** (the “Permit”) and pursuant to Section 13-3 of the City of Ouray Municipal Code (the “Code”); and

WHEREAS, City Council wishes to approve the Permit for encroachment of the book return drop box onto City ROW, as set forth in **Exhibit A**; and

WHEREAS, the City Council finds and determines that approving the Permit is in the best interests of the public health, safety, and welfare of the residents of the City; and

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. Permit. The City Council hereby ratifies and approves the Permit in substantially the same form as enclosed as **Exhibit A**, as determined to be satisfactory to the City Attorney, and authorizes the City Administrator or Mayor to execute the same. All actions heretofore taken by the City Administrator, and the other officers, employees, and agents of the City in

connection with the subject matter of this Resolution are hereby ratified, approved, and confirmed in all respects. Further, the City Council authorizes and directs the City Administrator and City Staff, at the direction of the City Administrator, to take such steps as are necessary to implement this Resolution and the Permit terms and conditions.

3. 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 20th day of July, 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

Community Development Department

320 6th Avenue | P.O. Box 468 Ouray, CO 81427
buildinginspector@cityofouray.com | 970-325-7063



FIXED ENCROACHMENT APPLICATION

Please return the completed application and all required documents to the Community Development Department.

Page 2-3 of this Application contains the Temporary Encroachment Permit.

Fixed Encroachments must be approved by the Ouray City Council during a regular meeting. Once the Application has been received/reviewed for completeness by staff, the City will schedule a Public Hearing where the Council will consider the application, conditions, and finalize fees for the encroachment area. After approval, Fixed Encroachment Permits and associated site plans must be filed with the property at the Ouray County Clerk & Recorder's Office.

APPLICANT/PERMITTEE INFORMATION

Applicant Name: Ouray Library
Mailing Address: PO Box 625, Ouray, CO 81427
Phone: 970-325-4616 Email: ouraypl@gmail.com

ENCROACHMENT INFORMATION

Physical Address of Fixed Encroachment: 320 6th Avenue, Ouray, CO
Description of Encroachment (include dimensions and location of encroachment, why the encroachment is necessary, and any other details pertinent to the application):
Demco Lite Book Drop
Color: Sandstone
40" x 24" x 21 3/4"

APPLICATION CHECKLIST

Application must include the following: (✓ once completed)

- | | |
|---|---|
| ✓ | Comprehensive plans of the proposed encroachment (incl. property boundary lines, public ROW, existing structures, easements, proposed encroachment area) |
| ✓ | Calculated total encroachment area (likely from a licensed engineer, surveyor, or architect) <u>4 sq. ft.</u> |
| ✓ | Written narrative of proposed encroachment (incl. area, extent on public ROW, relevant background information, why the encroachment is necessary, etc.) <u>See attached</u> |
| ✓ | Proof of Liability Insurance with minimum limits of \$350,000 for any one person and \$990,000 for any one accident <u>See attached</u> |
| ✓ | Proof of Public Property Damage Insurance with a minimum limit of \$100,000 for any accident during the term of the Permit <u>See attached</u> |
| ✓ | A Certificate of Insurance demonstrating The City of Ouray, its officers, agents, and employees named as additional insured <u>See attached</u> |
| | Payment of applicable fees: <u>Fee based on City's Adopted Fee Schedule</u>
(fixed encroachment fee will be based on the final encroachment area and will be calculated during the Ouray City Council meeting) |

FIXED ENCROACHMENT PERMIT – TERMS & CONDITIONS

Permittee shall be subject to the terms and conditions of Section 13-3 of the Ouray Municipal Code, including:

1. The work associated with the encroachment may not begin until a Permit has been issued by the City.
2. All Permits and any revocations of Permits shall be recorded in the records of the Ouray County Clerk and Recorder at the Permittee's expense.
3. Permits are transferable upon the conveyance of the property and run with the land unless revoked by the City.
4. Any Permit may be revoked by the City after notice to the Permittee per Section 13-3-G-3 of the Code.
5. It shall be unlawful to maintain an encroachment once the Permit has been revoked by the City. Failure to remove an encroachment is declared to be a nuisance that may be abated by the City.
6. Permittee agrees to hold the City harmless on account of any damages suffered to the persons or property of the Permittee arising out of their operations hereunder or the installation and maintenance of their facilities, utilities or improvements upon City owned property. The Permittee agrees to defend and indemnify the City from any damages claimed or adjudged against the City arising out of Permittee's operations or installation and maintenance of Permittee's utilities, improvements, encroachment or facilities installed or maintained within City owned property by Permittee.
7. Permittee agrees to properly maintain Permittee's encroachment, utilities, improvements or installations in good and safe condition to create no safety hazards or unreasonable obstruction to pedestrian or vehicular traffic. Permittee shall be responsible to repair any damages to City property, street surfaces or improvements which result or are caused in any manner by the excavation, installation, operation or maintenance of Permittee's encroachment, pursuant to this Permit.
8. In the event it is necessary to relocate any utility, facility or improvement of the Permittee installed within City property, pursuant to this Permit, on account of the change of any street grade, relocation, realignment or expansion of any street or other improvements to City property, or installation, replacement, maintenance or operation of any City property, utility or facility, the Permittee shall be responsible to relocate such facilities to a location approved by the City at the Permittee's sole expense.
9. The individual signing on behalf of the Permittee is hereby designated as an agent for service of process on behalf of Permittee.
10. In the event the City incurs any costs, including reasonable attorney's fees, enforcing any provision of this Permit, the City may recover such costs from the Permittee.
11. All obligations, terms and conditions of this Permit upon the Permittee shall be the obligations of the Permittee.
12. The Permittee represents that he has read and understands the foregoing terms and conditions of this Permit, that he has read and understands the City requirements pertaining to this Permit, and that the undersigned has authority to sign for and bind the Permittee.
13. Any breach of the conditions set forth in this Permit, or of City standards, specification or requirements pertaining to this Permit may cause the revocation of the Permit.
14. By his signature, the Permittee agrees to comply with all terms and conditions of this Permit.
15. This Permit may be revoked by the Ouray City Council for any reason as deemed appropriate in the City's sole discretion. Upon revocation, any encroachment shall be removed and the surface restored at Permittee's expense.
16. The following additional conditions shall apply: _____

CERTIFICATION

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and that I am the owner of the premises where the work is to be performed or am acting as the owner's authorized agent. I further agree to hold harmless the City of Ouray as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Ouray, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

Applicant's Signature:

(Required)



Date:

6/10/26

Property Owner's Signature:

(Required)



Date:

7/14/26

Agent's Signature:

Date:

(If you are acting as an owner's agent, you must provide Authorization of Agent form)

FOR CITY USE ONLY

Date Application Received:

7/10/26

Application Fee Received? **Waived**

() Yes

☒ No

need to calculate

Application Complete?

☒ Yes

() No

Fixed Encroachment area proposed:

4

sq.ft.

Date of Council Meeting considering the Fixed Encroachment Application

Date: **7/20/2026**

Council Decision: () Approved () Denied

() Other:

Permit #: **26-025**

Total Area:

4

sq.ft.

City Approval:

City of Ouray, Mayor

Date:

FEES

Application Fee:

\$

Date Paid:

Fixed Encroachment Fee:

\$

Date Paid:

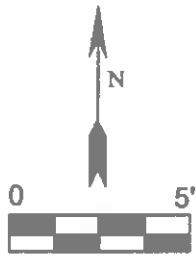
Total Fees Required:

\$ **Waived**

Comments:

Encroachment Permit Site Exhibit

West 50' of Lot 24 in Block 18
and part of 6th Avenue
City of Ouray, Colorado
Sec. 31, T44N, R7W, N.M.P.M.



Scale: 1"=5'



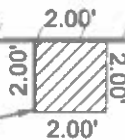
Location Map (not to scale)

West 50' of Lot 24 in Block 18
(City Hall - 320 6th Avenue)

Emergency Services Center Condominiums

S 89°55'43" W
50.00'

Encroachment Area into 6th Avenue
4 sq.ft.



S 89°55'43" W
9.81'

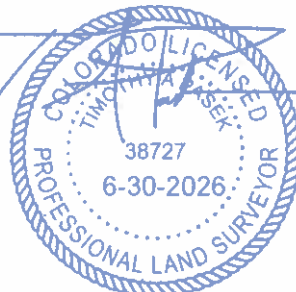
6th Avenue - 100' R.O.W.

S 89°55'43" W
50.00'

S 00°03'43" E
10.00'

Witness Corner to Southwest
Corner of Lot 24
3/4" brass disc set in concrete sidewalk
(LS 38727)

Witness Corner to the
Southeast Corner of the West 50' of Lot 24
3/4" brass disc set in concrete sidewalk
(LS 38727)



 Monadnock Mineral Services LLC 342 7th Ave - P.O. Box 85 Ouray, CO 81427			
Ouray Library Foundation P.O. Box 625 Ouray, CO 81427			
Drawn by T.A.P.		Job No. J26-023	

Fixed Encroachment Application – City of Ouray

Ouray Public Library, July 10, 2026

Written Narrative of Proposed Encroachment

The proposed encroachment consists of the installation of a secure exterior library book return drop box on the public sidewalk in front of Ouray City Hall at 320 Sixth Avenue, which houses the Ouray Public Library. As shown on the attached site exhibit, the encroachment occupies an area of approximately **4 square feet**, extending **2 feet into the Sixth Avenue public right-of-way** from the property line while maintaining pedestrian access along the sidewalk.

The Ouray Public Library is located within City Hall and serves residents from throughout Ouray County as well as visitors. Because the library does not have an exterior book return, patrons currently must return materials during library hours. Installing an exterior book drop will ensure convenient, secure, and accessible after-hours returns for library users while improving customer service and reducing overdue materials.

The proposed location was selected because it is immediately adjacent to the library entrance, does not affect pedestrian movement, and allows library staff to safely collect returned materials from outside the building. The drop box is a small, permanent fixture designed specifically for library use and will not interfere with pedestrian or vehicle traffic, utilities, or public safety.

The encroachment is necessary to provide an accessible exterior return location while preserving the functionality of the public sidewalk and supporting the library's continued service to the community. The installation will enhance public access to library services with minimal use of the public right-of-way.



Coverage Is Provided In:
Ohio Security Insurance Company

Policy Number:
BKS (27) 55 38 21 00
Policy Period:
From 03/27/2026 To 03/27/2027
12:01 am Standard Time
at Insured Mailing Location

Commercial General Liability Declarations

Basis: Occurrence

Named Insured & Mailing Address

Agent Mailing Address & Phone No.

OURAY LIBRARY DISTRICT

(970) 728-2200
LATITUDE INSURANCE

SUMMARY OF LIMITS AND CHARGES

Commercial General Liability Limits of Insurance	DESCRIPTION	LIMIT
	Each Occurrence Limit	1,000,000
	Damage To Premises Rented To You Limit (Any One Premises)	300,000
	Medical Expense Limit (Any One Person)	15,000
	Personal and Advertising Injury Limit	1,000,000
	General Aggregate Limit (Other than Products - Completed Operations)	2,000,000
	Products - Completed Operations Aggregate Limit	2,000,000

Explanation of Charges	DESCRIPTION	PREMIUM
	General Liability Schedule Totals	\$396.00
	Certified Acts of Terrorism Coverage	\$2.00

Total Advance Charges: \$398.00

Note: This is not a bill

To report a claim, call your Agent or 1-844-325-2467

DS 70 22 01 08

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Latitude Insurance 17 N Mesa Avenue Montrose CO 81401		CONTACT NAME: Ashley Holden PHONE (A/C No. Ext): (970) 252-8580 E-MAIL ADDRESS: ashley@latitudains.com FAX (A/C No): (970) 252-1983	
INSURED Ouray Library District PO Box 625 Ouray CO 81427		INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 24082	

COVERAGES

CERTIFICATE NUMBER: CL2671094375

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	Y	BKS55382100	03/27/2026	03/27/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE ☐ OTHER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Ouray, its officers, agents, and employees are listed as additional insured on the above policy

CERTIFICATE HOLDER

CANCELLATION

The City of Ouray 320 Sixth Ave Ouray CO 81427	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--



4810 Forest Run Road
Madison, WI 53704
PH 800-356-1200 FAX 800-245-1329

ORDER CONFIRMATION

Reference: 61550402
Contract/Bid ID: MG3539
Today: 6/04/26
Customer PO:
Order Entered: 6/04/26

Thank you for your order!
Please contact us if we can be of further service.

Line	Qty	Product	Product Description	Colors/Finishes/Options	Unit Price	Discount	Ext. Total
1	1	WI3862710	Demco Lite Book Rtn byKingsleyw/ct 40x24"x21-3/4", Sandstone		4,199.00	Net	4,199.00
Order Subtotal							4,199.00
*Shipping/Processing							336.47
Sales Tax							Exempt
Grand Total							4,535.47

*Delivery Provisions: This order has been specifically prepared to deliver with: Call Ahead - Delivery Appt., DECLINED PowerLiftGateInside, Tailgate

Order Provisions: Please note the attached freight terms.

BILL TO:	SHIP TO:	CONTACT:
Ouray Public Library 320 6th Ave City Hall PO BOX 625 OURAY CO 81427	Aimee Vann Ouray Public Library 320 6th Ave City Hall Ouray CO 81427-0625	AIMEE VANN OURAY PUBLIC LIBRARY PO BOX 625 OURAY CO 81427-0625

RESOLUTION NO. 13 (Series 2026)

**A RESOLUTION OF THE CITY OF OURAY, COLORADO,
APPROVING A FIXED ENCROACHMENT PERMIT FOR SHOP
BUILDING IN THE 1200-BLOCK OF OAK STREET**

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

WHEREAS, Section 1.2.B of the Charter authorizes the City “to construct, condemn, purchase, acquire, lease, maintain, operate, and dispose of all property, real, personal, or otherwise, including but not limited to, water systems, sewer systems, power systems, telephone systems, transportation systems, streets, alleys, communication systems, water, ditches, water rights, and appurtenances, parks, recreation facilities, and all other utilities or works, and may enter into such contracts as necessary, convenient, or appropriate in relation thereto”; and

WHEREAS, a small portion of the shop building located on Ouray County Parcel No. 451530300052 (the “Property”) in the 1200-block of Oak Street in the City and owned by the Rasmussen Family Trust (the “Applicant”) encroaches into the City’s right-of-way (“ROW”) along Oak Street; and

WHEREAS, the Applicant has requested a Fixed Encroachment Permit pursuant to the application attached hereto as **Exhibit A** (the “Permit”) and pursuant to Section 13-3 of the City of Ouray Municipal Code (the “Code”); and

WHEREAS, City Council wishes to approve the Permit for encroachment of a portion of the shop building on the Property onto City ROW, as set forth in **Exhibit A**; and

WHEREAS, the City Council finds and determines that approving the Permit is in the best interests of the public health, safety, and welfare of the residents of the City; and

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. Permit. The City Council hereby ratifies and approves the Permit in substantially the same form as enclosed as **Exhibit A**, as determined to be satisfactory to the City Attorney, and authorizes the City Administrator or Mayor to execute the same. All actions heretofore taken by the City Administrator, and the other officers, employees, and agents of the City in connection with the subject matter of this Resolution are hereby ratified, approved, and confirmed in all respects. Further, the City Council authorizes and directs the City Administrator and City Staff, at the direction of the City

Administrator, to take such steps as are necessary to implement this Resolution and the Permit terms and conditions.

3. 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 20th day of July, 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

City of Ouray Fixed Encroachment Permit Narrative
Rasmussen Fixed Encroachment Permit
6/16/2026

Applicant: Galen Rasmussen
Owners: Rasmussen Family Trust and Bluff Harbor Leisure Port LLC
Agent: SEH, Inc.

Address: TBD Oak St. (Recommended Address: 47 Young Oak Trail)
Parcel Number: 451530300052
Zoning: R-1: Residential

Background & Encroachment Description

The Applicant recently submitted an application to the City of Ouray to complete a Boundary Adjustment Application for the subject property and neighboring property at 1264 Oak St. (451530300033). During the required surveying and plat preparation, it came to the Applicant's attention that the existing shop building on the property has small encroachment into City of Ouray ROW along Oak Street. The shop has been present on the site for many decades and the encroachment had not been identified by the Applicant or the City until this time. The applicant was informed at the time of their Boundary Adjustment approval that one of the conditions of approval required before they can record the revised plat is to obtain a Fixed Encroachment Permit or remove the encroachment all together. The applicant has selected to pursue the Fixed Encroachment Permit so as to maintain the existing structure on the property.

The proposed encroachment totals 1.3 square feet and encroaches approximately 0.6 feet into the City of Ouray ROW. Due to the small size of the encroachment, its location along Oak Street, and long-standing presence in this location, there is not anticipated impacts to the public, traffic movement, or the City's use of their ROW.

Submittal and Approval Requirements

Section 13-3.G. Fixed encroachments shall be governed by the provisions of this Section and approved by the City Council, in compliance with this Section.

- 1. Permit Application.** An applicant for a permit to allow for encroachment in the public right-of-way under this section shall:
 - a. File a written application on forms furnished by the City, which will include information necessary or convenient for the administration and enforcement of this Section.**

The Applicant has completed and signed the Fixed Encroachment Permit Application Form furnished by the City of Ouray and has included this form as a part of the application submittal.
 - b. All fees for encroachment prescribed by City Council shall be paid in full upon application. At the time of approval of the permit, the applicant shall pay to the City the costs of recording the permit in the records of Ouray County Clerk and Recorder.**

The fees for this application will be finalized and approved by Ouray City Council following a finding by staff that the application is complete. As such the applicant is not able to pay the appropriate fees at this time, however, they intend to pay the associated application and recording fees in a timely manner, consistent with payments made for their Boundary Adjustment Application.

- c. **The City may withhold issuance of the permit until all costs are paid. The encroachment or work associated with the encroachment may not begin until the permit has been issued by the City.**

The applicant understands that the formal issuance of the Fixed Encroachment Permit is conditioned upon payment of the fees discussed above. This is a unique situation in which the encroachment already exists, but the applicant acting in good faith to remedy the lack of encroachment permit by submitting this application.

- d. **All fixed encroachment permits and any revocations of permits shall be recorded in the records of the Ouray County Clerk and Recorder. Permits are transferable upon the conveyance of the property and run with the land unless revoked by the City.**

The applicant will be responsible for ensuring that, if approved, the Fixed Encroachment Permit is recorded with the Ouray County Clerk and Recorder and will be responsible for all recording fees.

- e. **If there is construction or work associated with the fixed encroachment, a separate permit is required. Any construction or work may be subject to the provisions of Section [13-3-F](#), as determined by City Council.**

No construction work is proposed as a part of this application as the structure is already present on the site. No expansion of the existing structure is proposed.

- 2. **Insurance. A permittee under this Section must maintain liability insurance with minimum limits of One Hundred Fifty Thousand Dollars (\$150,000) for any one person and Six Hundred Thousand Dollars (\$600,000) for any one accident, and public property damage insurance with a minimum limit of One Hundred Thousand Dollars (\$100,000) for any one accident during the term of the permit. The City, its officers, agents and employees must be named as additional insured on the policy and a certificate of insurance shall be provided at the time of application.**

In addition to all other required application materials, the applicant has obtained liability insurance consistent with the limits required above. Further, the Applicant has obtained a certificate of Insurance demonstrating The City of Ouray, its officers, agents, and employees named as additional insured. These policy documents have been provided as a part of this submittal.

Community Development Department

320 6th Avenue | P.O. Box 468 Ouray, CO 81427
buildinginspector@cityofouray.com | 970-325-7063



FIXED ENCROACHMENT APPLICATION

Please return the completed application and all required documents to the Community Development Department.
Page 2-3 of this Application contains the **Temporary Encroachment Permit**.

Fixed Encroachments must be approved by the Ouray City Council during a regular meeting. Once the Application has been received/reviewed for completeness by staff, the City will schedule a Public Hearing where the Council will consider the application, conditions, and finalize fees for the encroachment area. After approval, Fixed Encroachment Permits and associated site plans must be filed with the property at the Ouray County Clerk & Recorder's Office.

APPLICANT/PERMITTEE INFORMATION

Applicant Name: Rasmussen Family Trust, Dated 3/2/23
Mailing Address: 401 SE 283rd Ave. Camas, WA 98607
Phone: 970-209-1192 Email: galenrasmussen@gmail.com

ENCROACHMENT INFORMATION

Physical Address of Fixed Encroachment: TBD Oak St. Ouray, CO 81427 (451530300052)

Description of Encroachment (*include dimensions and location of encroachment, why the encroachment is necessary, and any other details pertinent to the application*): The existing shop on the property has been present on the site for many decades. It recently came to the property owner's attention that there is a 0.6' encroachment into the City ROW and he would like this encroachment formally legalized via a Fixed Encroachment Permit to alleviate any future concerns about the structure from the City.

APPLICATION CHECKLIST

Application **must** include the following: (✓ **once completed**)

X	Comprehensive plans of the proposed encroachment (incl. property boundary lines, public ROW, existing structures, easements, proposed encroachment area)
X	Calculated total encroachment area (likely from a licensed engineer, surveyor, or architect)
X	Written narrative of proposed encroachment (incl. area, extent on public ROW, relevant background information, why the encroachment is necessary, etc.)
X	Proof of Liability Insurance with minimum limits of \$350,000 \$150,000* for any one person and \$990,000 \$600,000* for any one accident
X	Proof of Public Property Damage Insurance with a minimum limit of \$100,000 for any accident during the term of the Permit
X	A Certificate of Insurance demonstrating The City of Ouray, its officers, agents, and employees named as additional insured
	Payment of applicable fees: <i>Fee based on City's Adopted Fee Schedule (fixed encroachment fee will be based on the final encroachment area and will be calculated during the Ouray City Council meeting)</i>

*Updated limits to be consistent with OMC Sec. 13-3-G-2

FIXED ENCROACHMENT PERMIT – TERMS & CONDITIONS

Permittee shall be subject to the terms and conditions of Section 13-3 of the Ouray Municipal Code, including:

1. The work associated with the encroachment may not begin until a Permit has been issued by the City.
2. All Permits and any revocations of Permits shall be recorded in the records of the Ouray County Clerk and Recorder at the Permittee's expense.
3. Permits are transferable upon the conveyance of the property and run with the land unless revoked by the City.
4. Any Permit may be revoked by the City after notice to the Permittee per Section 13-3-G-3 of the Code.
5. It shall be unlawful to maintain an encroachment once the Permit has been revoked by the City. Failure to remove an encroachment is declared to be a nuisance that may be abated by the City.
6. Permittee agrees to hold the City harmless on account of any damages suffered to the persons or property of the Permittee arising out of their operations hereunder or the installation and maintenance of their facilities, utilities or improvements upon City owned property. The Permittee agrees to defend and indemnify the City from any damages claimed or adjudged against the City arising out of Permittee's operations or installation and maintenance of Permittee's utilities, improvements, encroachment or facilities installed or maintained within City owned property by Permittee.
7. Permittee agrees to properly maintain Permittee's encroachment, utilities, improvements or installations in good and safe condition to create no safety hazards or unreasonable obstruction to pedestrian or vehicular traffic. Permittee shall be responsible to repair any damages to City property, street surfaces or improvements which result or are caused in any manner by the excavation, installation, operation or maintenance of Permittee's encroachment, pursuant to this Permit.
8. In the event it is necessary to relocate any utility, facility or improvement of the Permittee installed within City property, pursuant to this Permit, on account of the change of any street grade, relocation, realignment or expansion of any street or other improvements to City property, or installation, replacement, maintenance or operation of any City property, utility or facility, the Permittee shall be responsible to relocate such facilities to a location approved by the City at the Permittee's sole expense.
9. The individual signing on behalf of the Permittee is hereby designated as an agent for service of process on behalf of Permittee.
10. In the event the City incurs any costs, including reasonable attorney's fees, enforcing any provision of this Permit, the City may recover such costs from the Permittee.
11. All obligations, terms and conditions of this Permit upon the Permittee shall be the obligations of the Permittee.
12. The Permittee represents that he has read and understands the foregoing terms and conditions of this Permit, that he has read and understands the City requirements pertaining to this Permit, and that the undersigned has authority to sign for and bind the Permittee.
13. Any breach of the conditions set forth in this Permit, or of City standards, specification or requirements pertaining to this Permit may cause the revocation of the Permit.
14. By his signature, the Permittee agrees to comply with all terms and conditions of this Permit.
15. This Permit may be revoked by the Ouray City Council for any reason as deemed appropriate in the City's sole discretion. Upon revocation, any encroachment shall be removed and the surface restored at Permittee's expense.
16. The following additional conditions shall apply: _____

CERTIFICATION

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and that I am the owner of the premises where the work is to be performed or am acting as the owner's authorized agent. I further agree to hold harmless the City of Ouray as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including the undersigned, and filed against the City of Ouray, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application.

Applicant's Signature:
(Required)

Galen Rasmussen

Date:

5-11-26

Property Owner's Signature:
(Required)

Galen Rasmussen

Date:

5-11-26

Agent's Signature:

Sarah Pritchard

Date: May 8, 2026

(If you are acting as an owner's agent, you must provide Authorization of Agent form)

FOR CITY USE ONLY

Date Application Received:

06/16/2026

Application Fee Received?

() Yes

(X) No

To be paid upon approval

Application Complete?

(X) Yes

() No

Fixed Encroachment area proposed:

0.6

sq.ft.

Date of Council Meeting considering the Fixed Encroachment Application

Date: 07/20/2026

Council Decision: () Approved () Denied

() Other:

Permit #:

26-028

Total Area:

0.6

sq.ft.

City Approval:

City of Ouray, Mayor

Date:

FEES

Application Fee:

\$ 550.00 (Replat / Boundary Adj)

Date Paid:

Fixed Encroachment Fee:

\$ 250.00

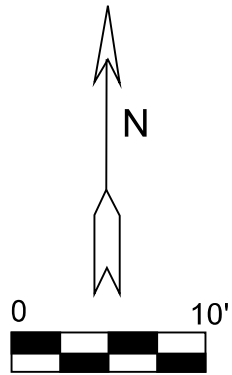
Date Paid:

Total Fees Required:

\$ 800.00

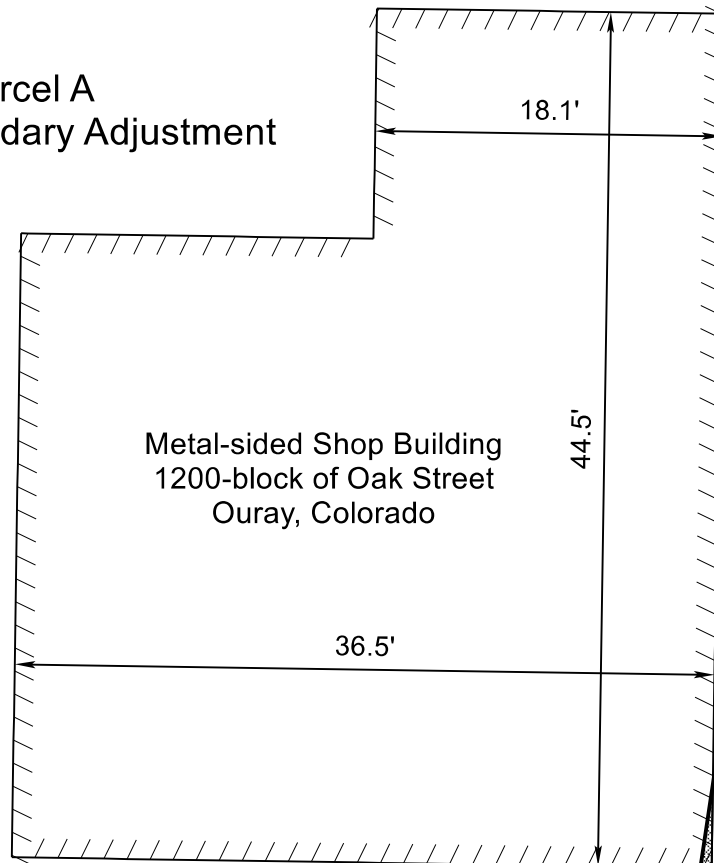
Comments: All fees to be paid upon Council decision

Encroachment Permit Exhibit



Scale: 1" = 10'

Parcel A
Pontiac Boundary Adjustment



Oak Street / Parcel No. 2
(Rec.No. 123463)

Area into Oak Street
1.3 sq.ft.

Parcel B
Pontiac Boundary Adjustment



6-16-2026



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

06/01/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER  MIKE TRUJILLO, STATE FARM 2019 S TOWNSEND AVE MONTROSE CO 81401		CONTACT NAME: NUVIA GAMES PHONE (A/C, No, Ext): 970-249-4404 E-MAIL ADDRESS: NUVIA@MIKETRUJILLO.COM PRODUCER CUSTOMER ID:	
INSURED RASMUSSEN, KAREN & ROD PO BOX 354 OURAY CO 81427		INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 25143	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

1264 OAK ST OURAY, CO 81427
TBD OAK ST OURAY, CO 81427

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	☒ PROPERTY		86-KS-4973-2	04/30/2026	04/30/2027	☒ BUILDING	\$ 374000
	CAUSES OF LOSS	DEDUCTIBLES				☐ PERSONAL PROPERTY	\$
	☐ BASIC	BUILDING				☐ BUSINESS INCOME	\$
	☐ BROAD	CONTENTS				☐ EXTRA EXPENSE	\$
	☒ SPECIAL					☐ RENTAL VALUE	\$
	☐ EARTHQUAKE					☐ BLANKET BUILDING	\$
	☐ WIND					☐ BLANKET PERS PROP	\$
	☐ FLOOD					☐ BLANKET BLDG & PP	\$
						☒ LIABILITY	\$ 1,000,000
						☒ DWELL EXT	\$ 37,400
	☐ INLAND MARINE		TYPE OF POLICY				\$
	CAUSES OF LOSS		POLICY NUMBER				\$
	☐ NAMED PERILS						\$
	☐ CRIME						\$
	TYPE OF POLICY						\$
	☐ BOILER & MACHINERY / EQUIPMENT BREAKDOWN						\$
							\$
							\$

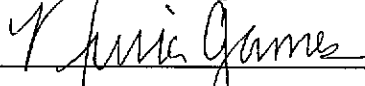
SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**ADDITIONAL INSURED
CITY OF OURAY
PO BOX 468
OURAY

CO 81427

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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RESOLUTION NO. 14 (Series 2026)

**A RESOLUTION OF THE CITY OF OURAY, COLORADO, ADOPTING
A CODE OF CONDUCT AND COOPERATION 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, the City Council wishes to adopt a policy containing guiding principles for City Council regarding effective governance, participation, and decorum as representatives of the City, as set forth in the City Council Code of Conduct and Cooperation (the "Policy") enclosed as **Exhibit A**; and

WHEREAS, the Policy identifies City Council's commitment to cooperation, ethics, decorum, respect, and civility and includes guiding principles regarding the Open Meetings Law, quasi-judicial matters, and engagement with the public; and

WHEREAS, the City Council hereby adopts the Policy enclosed as **Exhibit A** 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. Code of Conduct and Cooperation. The City Council hereby approves and adopts the Policy in substantially the same form as enclosed as **Exhibit A** as the guiding document for City Council participation and cooperation as elected officials.
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 20th day of July, 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, CO



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

City Council Code of Conduct and Cooperation

Conformity and Adherence
To these Principles
Is Required For
Council Participation
And
Community Representation



Identity and Purpose

We, as City Councilors of our Home Rule municipality, are representatives of our community. This constitutes an obligation we accept to duly operate within the scope of our purpose. Our Home Rule Charter dictates the responsibilities assigned to us as City Councilors, as well as those assigned to City Staff. City Council sets policy, enacts laws and policies through ordinances and resolutions, and adopts an annual budget. City Council also conducts quasi-judicial hearings through land-use and permitting approvals and authorizes administrative and executive functions of the City. The City Administrator, hired by City Council, is charged with the responsibility of managing the ongoing activities of our City. This includes hiring Staff, following policy directives set by Council, ensuring enforcement of codes, laws, and regulations, and preparing the annual budget.

City Council Commitment to Cooperation, Ethics, Decorum, Respect, and Civility

We commit to cooperation with City Staff in allowing City Staff to perform their assigned duties as professionals. We do not interfere with Staff in daily operations, or as individual Council members, attempt to direct City Staff members how to perform the tasks to which Staff has been assigned. All department directors report to the City Administrator. The City Administrator reports to City Council as one body and receives directives from City Council as one collective body. No one Council member singularly speaks for the City Council.

We will never, under any circumstance, publicly criticize any Staff member or the City Administrator. We will refrain from praising Staff in public meetings. City Council members who wish to address concerns about a Staff member's performance shall do so with the City Administrator individually through private correspondence or conversation and not with the Staff member directly.

A City Council meeting is a governmental process with a governmental purpose. Business shall be accomplished in a reasonably efficient manner. Members of the public shall be provided an opportunity to be heard while City Council maintains order and safeguards the deliberative process of the Council at all times. The purpose of public comment is to provide citizens an opportunity to address the City Council as a whole regarding matters that cannot be handled during the regular business hours of the City government. City Council may listen to citizen comments and respond briefly or provide direction to the City Administrator to follow up with the citizen if further discussion is required.

As City Council members working together, we commit to the following obligations:

We will:

Practice proactive listening. Listen to fellow Councilors, Staff, and our citizens intently. Ensure all voices are heard equally. Briefly summarize the message to ensure proper understanding.



Focus on issues, not individuals. Agree or disagree with the ideas, not the person. Take responsibility for understanding fully the substance of the issue before us. Acknowledge differing perspectives. Treat the perspectives of others with respect. An open discussion of differing perspectives can lead to a productive and agreeable consensus. Find the common ground among varying viewpoints, if possible, to arrive at a consensus of adequacy.

Equally respect the will of both the majority and the minority. The majority will prevail in a final decision. That decision is supported by all Council members. Any changes to a final decision will be done in accordance with Council policies and procedures. The minority, though not the prevailing position, will not be criticized, discredited, or chastised for their position.

Manage our emotions while engaging with other Councilors and Staff. Ask questions with the intent to learn and answer questions with respect at all times.

Acknowledge logical or interesting points. Embrace a continuous learning mindset by staying open to new ideas and facts to expand understanding.

Seek common ground as Councilors. Find the commonalities and shared understandings as a basis for productive, resolution-oriented communication and problem-solving.

Never publicly embarrass, shame, or condescend our fellow Council Members, Staff, or citizens. Maintain an atmosphere of good will and respect.

Be prepared for all City Council meetings by reading our packets, otherwise being familiar with the issues on the agenda, and being prepared to engage in discussion.

Be engaged with the public and deliver on our responsibilities as City Council members.

Provide clear direction to our City Administrator and Staff during City Council meetings. Support Staff in implementing the direction given by City Council.

Be transparent, conducting our City business consistent with the Open Meetings Law.

Communicate clearly the decisions made by Council to all interested parties, even if or when we may disagree with the decision. This affirms the respect and integrity of our decision making process.

Work together for the common good of our community. This requires making tough decisions that at times are counter to the desires of individual citizens.

Communication with Staff



Requests of Staff are to be vetted through Department Heads, via the City Administrator. Requests that require Staff time or resources must be referred to the City Administrator.

Ethical Standards

City Councilors are bound by the Code of Ethics referenced in Article 1.4 of the the City of Ouray Home Rule Charter. Unless otherwise prescribed by ordinance, the Colorado Code of Ethics, C.R.S. 24-18-101, et seq., shall apply to the City.

Quasi-Judicial Matters and Ex Parte Communications

Quasi-judicial matters involve City Council members essentially acting as judges. This requires applying the law to particular facts to determine the rights of an individual or entity regarding their property or business. City Council thereby exercises a heightened responsibility to provide due process to the applicants in a duly noticed public hearing. In the quasi-judicial role, City Council must maintain impartiality, recuse themselves if there is a conflict of interest, and apply the facts to the legal criteria to arrive at their decision. Only evidence presented at the hearing is relevant to the decision. No City Council member may engage with the applicant or others outside the hearing regarding issues to be decided at that hearing.

Council Actions and Open Meetings

City Council decisions to take formal action will be made during open meetings, in compliance with the Open Meetings Law. All meetings of three or more Council members convened for the purpose of discussing public business must be open to the public. Everything any City Council member writes, including texts and emails, regarding City business is subject to an Open Records request. All executive sessions shall be conducted in accordance with the Open Meetings Law.

Social Media

City Council members' individual use of social media should reflect the same professionalism, transparency, and thoughtfulness required for the role of an elected official. On personal accounts, Council members must distinguish between personal opinions and official Council positions and avoid any indication the individual Council member is speaking on behalf of the Council as a whole unless authorized. Social media activity may constitute a public record and could implicate open meetings laws if discussions with other Council members occur online. Avoid engaging with constituents on quasi-judicial matters and when possible, use social media



to share factual information, highlight community initiatives, and encourage constructive civic engagement.

City Council Engagement with the Media

Any media requests received by the Mayor or City Council member regarding the official City position/statement on any given topic are to be forwarded to the City Administrator for review. Upon review with the City Administrator, the Mayor determines whether to respond with an interview or written statement. In the event the Mayor is inaccessible, the City Administrator determines how to respond and may otherwise respond to media requests. Any comment from any individual Council Member made to the media should be clear whether the comments represent the official City position or a personal viewpoint.

Our Commitment to Work with Partners in the Region and Beyond

City Council Members are assigned to represent the City of Ouray on a selection of various committees, boards, and other entities. Council Members' active participation and preparedness for meetings of these assigned entities is expected. Should you be unable to attend, request the assistance of an alternate to ensure the City is appropriately represented.

Council Procedures during Emergencies

Emergency Ordinances are defined in Article 3.6 of the City of Ouray Home Rule Charter.

Further Obligations of Ouray City Council Members

City Council members are advised to be knowledgeable of the content of the City of Ouray Home Rule Charter, and/or have ready access to the content as practically applicable.

Exercise politeness, civility, and courtesy in all interactions with the public. Strive to exemplify the best of character in all matters of public and private affairs. Always live in accordance with City Council responsibilities and as model representatives of the City.



320 6th Avenue
PO Box 468
Ouray, CO



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

City Council Code of Conduct and Cooperation

Conformity and Adherence
To these Principles
Is Required For
Council Participation
And
Community Representation



Identity and Purpose

We, as City Councilors of our Home Rule municipality, are representatives of our community. This constitutes an obligation we accept to duly operate within the scope of our purpose. Our Home Rule Charter dictates the responsibilities assigned to us as City Councilors, as well as those assigned to City Staff. City Council sets policy, enacts laws and policies through ordinances and resolutions, and adopts an annual budget. City Council also conducts quasi-judicial hearings through land-use and permitting approvals and authorizes administrative and executive functions of the City. The City Administrator, hired by City Council, is charged with the responsibility of managing the ongoing activities of our City. This includes hiring Staff, following policy directives set by Council, ensuring enforcement of codes, laws, and regulations, and preparing the annual budget.

City Council Commitment to Cooperation, Ethics, Decorum, Respect, and Civility

We commit to cooperation with City Staff in allowing City Staff to perform their assigned duties as professionals. We do not interfere with Staff in daily operations, or as individual Council members, attempt to direct City Staff members how to perform the tasks to which Staff has been assigned. All department directors report to the City Administrator. The City Administrator reports to City Council as one body and receives directives from City Council as one collective body. No one Council member singularly speaks for the City Council.

We will never, under any circumstance, publicly criticize any Staff member or the City Administrator. We will refrain from praising Staff in public meetings. City Council members who wish to address concerns about a Staff member's performance shall do so with the City Administrator individually through private correspondence or conversation and not with the Staff member directly.

A City Council meeting is a governmental process with a governmental purpose. Business shall be accomplished in a reasonably efficient manner. Members of the public shall be provided an opportunity to be heard while City Council maintains order and safeguards the deliberative process of the Council at all times. The purpose of public comment is to provide citizens an opportunity to address the City Council as a whole regarding matters that cannot be handled during the regular business hours of the City government. City Council may listen to citizen comments and respond briefly or provide direction to the City Administrator to follow up with the citizen if further discussion is required.

As City Council members working together, we commit to the following obligations:

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HUNN

PLANNING & POLICY, LLC.

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is entered into as of this 13th day of July 2026, by and between HUNN PLANNING & POLICY, LLC. ("HPP") and the City of Ouray ("Client");

In consideration of the mutual covenants and obligations herein expressed, it is agreed by and between the parties hereto as follows:

1. SCOPE OF SERVICES

HPP agrees to provide professional land use planning and consulting services for Client as described in **Exhibit A** hereto (the "Scope of Work") for a project also described in Exhibit A (the "Project"). If HPP provides additional services at Client's request beyond the Scope of Work or for other projects, the terms of this Agreement shall apply to such additional services and project(s).

2. TIME OF COMMENCEMENT AND COMPLETION OF SERVICES

The schedule for the Project including any milestones and deadlines are set forth in Exhibit A. To the extent that HPP may have commenced work or services for Client prior to the date of execution of this Agreement, the terms of this Agreement shall apply to such work and/or services.

3. PROFESSIONAL DUTIES

HPP shall be responsible for the professional quality, technical accuracy, timely completion and coordination of all designs, plans, reports, specifications, drawings, and other services rendered by HPP within the Scope of Work for the Project. Client agrees and acknowledges that HPP's employees are land use planning consultants and that the State of Colorado does not license or regulate the profession of land use planning. The duties of HPP to Client are governed solely by the terms of this Agreement and not by any separate or independent duty of care that may be applicable to licensed professionals under Colorado law.

4. FEES FOR SERVICES

Except for any flat fee or other special billing arrangement described in Exhibit A for a specific Scope of Work, Client agrees to pay HPP for all services rendered to Client based upon the hourly rates and fee schedule set forth in **Exhibit B**. HPP reserves the right to increase its hourly fees on an annual basis as provided in Exhibit B. Client further agrees to reimburse HPP for all expenses incurred in relation to the work performed for Client, including mileage, lodging, meals and travel as described in Exhibit B and also including HPP's actual costs for deliverable products such as reports, maps, graphics, data compilations, etc. If the Scope of Work requires HPP to contract with third parties for other services such as surveying,

engineering, graphic design, legal analysis, or other professional services, Client shall reimburse HPP for all such costs and expenses. All fees and expenses shall be due and payable no later than thirty (30) calendar days from the date of HPP's invoice to Client. In the event of late payment, Client agrees to pay interest at the rate of one and a half percent (1.5%) per month, compounded monthly. If Client fails to pay HPP as provided by this Agreement, HPP shall be entitled to recover all costs of collection including but not limited to attorney fees.

5. CLIENT REPRESENTATIVE

Client hereby designates Michelle Metteer, City Administrator, as its representative and authorizes them to make all necessary and proper decisions and work authorizations with reference to this Agreement.

6. INDEPENDENT CONTRACTOR

HPP and any person(s) employed or retained by HPP for the performance of work hereunder shall be independent contractors and not employees of Client. Any provisions in this Agreement that may appear to give Client the right to direct HPP as to details of doing work or to exercise a measure of control over the work mean that HPP shall follow the direction of the Client as to end results of the work only. HPP is not entitled to receive from Client any benefits, including without limitation workers' compensation or unemployment compensation. HPP is obligated to pay all federal, state, and local income tax or other applicable tax on any moneys earned or paid pursuant to this Agreement. Nothing herein shall create or be construed as creating a partnership, joint venture or agency relationship between the parties, and no party shall have the authority to bind the other in any respect.

7. TERMINATION

Either HPP or Client may terminate this Agreement at any time for convenience and without cause upon written notice to the other party. In the event of termination by Client, Client shall pay HPP for all services rendered and costs incurred through the date of termination. If a flat fee applies to part or all of the Scope of Work, Client shall pay *pro rata* based upon the percentage of work completed or, if such a calculation is not practical under the circumstances, then based upon HPP's hourly rates, but not to exceed the flat fee. Client agrees and acknowledges that if it terminates HPP before the Scope of Work is completed then a final written report may not be delivered.

8. INSURANCE

HPP agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by HPP in an amount to be determined by HPP in its sole discretion.

If Client is a governmental entity, nothing herein shall be construed to waive or limit the applicability of the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 *et seq.*, either with respect to the immunity of Client or with respect to the immunity of HPP as Client's contractor, if applicable.

9. INDEMNIFICATION; LIMITATION OF LIABILITY

In the event of any breach of this Agreement by HPP or other claim asserted by Client against HPP, HPP's maximum liability shall be limited to the total amount of professional fees actually paid by Client to HPP hereunder or the amount of ten thousand dollars (\$10,000), whichever is less.

To the extent allowable by law, Client agrees to indemnify and hold harmless HPP, its officers, employees and insurers, from and against all liability, claims, and demands, including costs of defense and attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the omission, error, mistake, or negligence, of the Client or the Client's subcontractors, officers, employees, representatives, or agents. Nothing herein shall require Client to indemnify or hold harmless HPP from any claim or liability arising out of HPP's own negligence or fault.

10. OWNERSHIP AND USE OF MATERIALS

Any documents, maps, photographs, reports, or other materials prepared by HPP and delivered to and paid for by the Client pursuant to this Agreement shall become the property of the Client. Both parties shall have the right to use, reproduce, distribute, or publish (in print form or via the internet or both) any such materials without further payment or royalty owed to either party. To the extent that HPP may have any claims for copyright, trademark, or patent protection regarding such materials, all such rights and claims are assigned to the Client.

11. NOTICE

Any notices required or permitted under this Agreement shall be in writing and shall be deemed given when personally delivered or, if mailed, three (3) business days after being deposited in the United States certified mail, postage prepaid, return receipt requested, and addressed as follows. Either party may change the address to which notices should be delivered by providing notice in accordance with this Section.

TO HPP:	HUNN PLANNING & POLICY, LLC.
	c/o Scot D. Hunn
	P.O. Box 1286
	Edwards, CO 81632

TO CLIENT:

12. MISCELLANEOUS PROVISIONS

This is the entire agreement of the parties with respect to the subject matter hereof and supersedes any prior agreements or understandings, whether written or verbal. This Agreement may be amended only in writing signed by all parties. This Agreement may not be assigned by either party without written consent of the other party. In the event that any term or provision of this Agreement is found to be illegal or unenforceable by a court of competent jurisdiction, all remaining provisions shall remain in effect and shall be construed to effectuate, as nearly as possible, the original intentions of the parties hereto based upon the entire Agreement, including the invalidated provision.

This Agreement shall be governed by Colorado law. In the event of any dispute, the exclusive venue shall be the County Court or District Court of Eagle County, Colorado. ALL PARTIES WAIVE ANY RIGHT TO TRIAL BY JURY. All rights concerning remedies and/or attorney's fees shall survive any termination of this Agreement.

SO AGREED as of the date and year set forth above.

HUNN PLANNING & POLICY, LLC.

CLIENT

Scot Hunn

EXHIBIT A

Scope of Work

It is understood that the Client is requesting HPP's professional assistance with providing land use planning and consulting services to the City of Ouray, Colorado ("City"). The following shall constitute the Scope of Work for this Agreement. This Scope of Work may be modified, in writing, upon mutual agreement by HPP and the Client. All services provided by HPP are subject to HPP's Fee Schedule, or adjustment thereto, included as **Exhibit B**.

1. CURRENT PLANNING SERVICES:

- a. Provide general land use planning and zoning consultation, expertise, and support for the City.
- b. Perform policy evaluation(s) and make recommendation(s) for policy formation and/or amendments related to the Ouray Municipal Code ("OMC").
- c. Administering, interpreting, and assisting with the enforcement of Chapter 7: Land Use Development; Chapter 8: Sign Code; and other planning related Chapters of Ouray's Municipal Code including, but not limited to, the following:
 - i. Reviewing and responding to inquiries from City staff, City consultants, the public, and/or other parties regarding provisions of Chapter 7, Chapter 8, and other planning related Chapters of Ouray's Municipal Code.
 - ii. Processing and reviewing land use, subdivision, sign permit, and other planning related applications in accordance with the applicable Chapters of Ouray's Municipal Code. This includes, but is not limited to, the following:
 - Reviewing applications for completeness and issuing a determination as to whether an application is complete.
 - Evaluating applications for compliance with all applicable requirements of Ouray's Municipal Code.
 - Distributing applications to City departments, City consultants, and/or other referral agencies (e.g., Ouray County, local Fire Department, Colorado Department of Transportation, Colorado Parks and Wildlife, etc.) for review and comment.

- Ensuring compliance with any applicable notice, scheduling, and procedural requirements.
- iii. Participating virtually/remotely and/or in-person in meetings with applicants (e.g., Pre-Application Conferences) to discuss the applicable requirements of Ouray's Municipal Code and/or review/discuss an applicant's proposal. This may include the preparation of a summary following the conclusion of a meeting.
- iv. Preparing materials for (e.g., staff reports, presentations, etc.), and participating in, meetings and/or public hearings with City staff, City consultants, the Planning Commission, and/or the City Council as required for planning matters, such as the review of a land use application.
- v. Maintaining and updating the City's Official Zoning Map.
- vi. Conducting planning related inspections as required by Ouray's Municipal Code.
- vii. Working with the City to issue notices of violations and enforce the requirements of Chapter 7, Chapter 8, and other planning related Chapters of Ouray's Municipal Code.
- d. Provide virtual/remote and in-person meeting attendance on a regular and as-needed basis, including:
 - i. Weekly or bi-weekly meetings with planning department staff;
 - ii. Meetings with other departments and staff members;
 - iii. Planning Commission meetings and public hearings as determined by the City;
 - iv. Council meetings and public hearings as determined by the City;
 - v. Regional and other meetings (i.e., partner organizations, DOLA).
- e. Maintaining and updating, as necessary, the City's land use, subdivision, sign permit, and/or other planning related application forms. This may include leading or supporting the development of informational materials to help City staff and applicants better understand the requirements and review procedures for different types of land uses (e.g., accessory dwelling units, short-term rentals, etc.).
- f. Leading or supporting efforts to review and/or revise Chapter 7, Chapter 8, and/or other planning related Chapters of Ouray's Municipal Code. This may include conducting research to inform the review of and/or revision to Chapter 7, Chapter 8, and/or other planning related Chapters of Ouray's Municipal Code.
- g. Reviewing and providing comments on planning related applications referred to the City from outside agencies, such as Ouray County.
- h. Manage sub-consultants as needed and as determined by the City.

2. LONG-RANGE PLANNING SERVICES:

- a. Leading or supporting the creation, evaluation, and/or update of plans for the City, including, but not limited to, the City's Comprehensive Plan, the City's 3-Mile Plan, Sub-Area Plans, Corridor Plans, Affordable Housing Plans, and other similar types of planning documents.
- b. Supporting and/or participating in long-range planning efforts of other governmental agencies (e.g., Ouray County, Colorado Parks and Wildlife, Colorado Department of Transportation, etc.) that may affect the City.

3. OTHER SERVICES:

- a. Mapping services provided to the City utilizing software, such as ArcGIS, to create and/or update maps including, but not limited to, City's Official Zoning Map, existing land use maps, trails, parks, and open space maps, and/or similar maps.
- b. Supporting and/or participating in the development of Intergovernmental Agreements (IGAs) with other governmental agencies (e.g., Ouray County) to ensure cooperative relationships between these agencies and the City regarding areas of mutual interest.

EXHIBIT B

Fee Schedule

<INSERT FEE SCHEDULE>

HUNN

PLANNING & POLICY, LLC.

2026 Rate Schedule

City of Ouray Planning Services

I. Professional Services:

<u>Category</u>	<u>Hourly Rate</u>
i. Planning services provided to the City of Ouray	\$140.00
ii. Planning services provided to an applicant on behalf of the City of Ouray ("Bill Back Rate")	\$240.00
iii. Travel Time	½ (50%) City Hourly Rate
iv. Mileage	IRS Standard Mileage Rate
¹ <i>Hunn Planning & Policy charges for any travel time necessary to provide planning services to the City of Ouray or to an applicant on behalf of the City of Ouray. Travel time is billed at ½ (50%) the applicable "City" hourly rate.</i>	
² <i>Hunn Planning & Policy charges the current IRS Standard Mileage Rate. Mileage is charged in addition to travel time.</i>	

II. Reimbursable Expenses:

- i. Lodging, Meals and Other Similar Expenses
Reimbursable expenses, such as lodging, meals and other similar expenses, incurred while providing planning services are billed at cost.
- ii. Reprographics
Reprographics are billed at cost. Reprographics will only be those directly related to the planning services provided.

III. Rate Revisions

Hunn Planning & Policy reserves the right to adjust this fee schedule annually. No adjustment will become effective unless mutually agreed upon in writing and executed by all parties in accordance with the Professional Services Agreement.

ADDENDUM

This Addendum modifies and controls over the terms of the Professional Services Agreement by and between the City and the Contractor, HUNN PLANNING & POLICY, LLC (the "Agreement").

1. Agreement Subject to Appropriation. To the extent the Agreement constitutes a multiple fiscal year debt or financial obligation of the City, it shall be subject to annual appropriation pursuant to the City of Ouray Municipal Code and Article X, Section 20 of the Colorado Constitution. The City shall have no obligation to continue the Agreement in any fiscal year in which no such appropriation is made.
2. Governing Law and Venue. The Agreement shall be governed by the laws of the State of Colorado, and venue shall be in the County of Ouray, State of Colorado.
3. Indemnification.
 - a. Contractor hereby covenants and agrees to indemnify, save, hold harmless, and defend the City, its officers, employees, and agents from any and all liability, loss, costs, charges, obligations, expenses, attorney's fees, litigation, judgments, damages, claims, and demands of any kind whatsoever arising from or out of any negligent act or omission or other tortious conduct of Contractor, its officers, employees, agents, or subcontractors in the performance or nonperformance of its obligations under this Agreement.
 - b. To the extent the Agreement contains any obligation by the City to indemnify Contractor, the Parties agree that the City cannot provide indemnification under law and any such provision is null and void, and unenforceable.
4. Liability Limitations. Any term included in this Agreement that limits Contractor's liability shall apply only in excess of any insurance to be maintained under this Agreement, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Agreement.
5. CORA. The parties understand and recognize the application of the Colorado Open Records Act (C.R.S. § 24-72-200 et seq.) ("CORA") to the Agreement. Any disclosure of Confidential Information pursuant to CORA shall not constitute a violation of the Agreement.
6. Tax Exempt. The City is exempt from federal excise taxes and from State and local sales and use taxes. The City shall not be liable for the payment of any excise, sales, or use taxes imposed on Contractor. A tax exemption certificate will be made available upon Contractor's request. Contractor shall be solely responsible for any exemptions from the collection of excise, sales or use taxes that Contractor may wish to have in place in connection with the Agreement.

CITY OF OURAY, COLORADO

City Administrator

Date

CONTRACTOR: HUNN PLANNING & POLICY, LLC

Scot Hunn

Scot D. Hunn

July 17, 2026

Date



APPLICATION FOR PARTICIPATION
ON A CITY COMMITTEE

City of Ouray
320 6th Avenue
PO Box 468
Ouray, Colorado 81427
Telephone: (970) 325 7211 FAX: (970) 325 7212

An Equal Employment Opportunity Employer

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.

PART 1: PERSONAL DATA

Full Name: Janelle Arthur

Physical Address: [REDACTED] Ouray CO81427

Mailing Address: [REDACTED]

E-Mail Address: [REDACTED]

Home Telephone Number: [REDACTED]

Business Telephone Number: [REDACTED]

Present job title: Senior Multimedia Specialist

Present employment is (check one) ☒ Full-time ☐ Part-time

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

Do you ☐ rent or ☒ own your home? If you own, do you have vacation rentals? No

PART 2: BACKGROUND INFORMATION

Please check the name of the committee you are interested in:

☐ Planning Commission ☐ Ouray Economic Development Committee ☐ Beautification

☐ Park & Recreation (PARC) ☒ Tourism Advisory Committee (TAC) ☐ Other: _____

How long have you lived in the City of Ouray? Nearly 4 years

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

Tourism is the backbone of our local economy, and with raising travel costs, this year may present challenges for visitor numbers.

Supporting our local businesses through thoughtful strategy and creative outreach will be especially important. I value Ouray's natural beauty and believe in balancing tourism with responsible environmental stewardship. Retail businesses at the edges of downtown seem to face more challenges compared to those located in the central core.

How do you envision your contribution to this committee?

With over 18 years of marketing experience, I bring an outside perspective that could contribute fresh ideas and help strengthen our tourism efforts. Having once been a visitor myself, I value the perspective of those discovering Ouray for the first time. I would welcome the opportunity to contribute more meaningfully to the community and support its continued success.

If you own a business in Ouray, please list name (All businesses must be registered):


Signature

5/1/2026

Date

Janelle Arthur

Print Name

If you are interested in an opportunity to serve your community, please fill out the application and return to the above address.

Future Agenda Items / Work Session Topics

- Ceremonial / Informational: Eva Henson, Housing Director of Home Trust – August 3, 2026
- Discussion: In-Town Shuttle Service – August 3, 2026
- Work Session: Capital Improvement Policy / Reserve Policy – August 17, 2026 (4 pm)
- Work Session: 2027 / 2028 Vision for the City of Ouray – August 17, 2026 (5 pm)
- Ceremonial / Informational: 2025 City of Ouray Financial Audit – August 17, 2026
- Discussion: In-Town Shuttle Service – October 5, 2026
- Discussion: Ouray Hot Spring Fitness Center – TBD
- Ordinance: City Lighting Code – TBD
- Discussion (Ordinance): Bed & Breakfast / Lodging – TBD
- Work Session: Deed Restriction Template – TBD

2027 Items / Topics

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

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

7/17/2026

Date: July 20, 2026
To: Ouray City Council
From: Michelle Metteer, City Administrator
Re: City Council Administration Report

Crystal Reservoir Conveyance Act

The Crystal Reservoir Conveyance Act was unanimously approved through the Senate Committee on Energy and Natural Resources on Thursday, July 16th. The next step in this process will be a full Senate vote. Here is the press release by Senator Bennet's office with the formal update:

Bennet, Hickenlooper, Hurd's Crystal Reservoir Conveyance Act Unanimously Passes Senate Energy and Natural Resources Committee

Washington, D.C. — Colorado U.S. Senators Michael Bennet and John Hickenlooper, a member of the U.S. Senate Committee on Energy and Natural Resources (ENR), and Congressman Jeff Hurd (R-Colo.) celebrated the unanimous passage of their Crystal Reservoir Conveyance Act (S. 2754) out of ENR. This legislation transfers ownership of the Crystal Reservoir and the associated dam and water infrastructure from the U.S. Forest Service (USFS) to the City of Ouray (the City).

"The Crystal Reservoir Conveyance Act is a common-sense piece of legislation that will protect Ouray's water supply and a beloved recreation asset for future generations," said Bennet. "This week's bipartisan vote is an important step forward, and I'll keep working to get this bill signed into law."

"Ouray can unlock the potential of the Crystal Reservoir if we get this bill across the finish line," said Hickenlooper. "Communities like Ouray deserve to have control over their own water resources. It'll boost recreation, make local water supplies more resilient, and help fight future wildfires."

"For too long, the people of Ouray have had to look at an empty reservoir that should be serving their community," said Hurd. "Crystal Reservoir has the potential to support local water needs, strengthen wildfire response, benefit agriculture, and provide recreational opportunities for residents and visitors alike. Moving the Crystal Reservoir Conveyance Act forward is an important step toward returning this resource to local control, where the people who know the community best can make the decisions that shape its future. I'm grateful to Chairman Lee and the members of the committee for advancing this legislation, and I'll keep working with my colleagues in the Senate to see this bill signed into law so Crystal Reservoir can once again serve the people of Ouray for generations to come."

The bill would convey approximately 45 acres of federal land, including the Crystal Reservoir, Full Moon Dam, and Full Moon Ditch. The conveyance would occur at no cost to the City, in exchange for its assumption of responsibility for the operations, maintenance, and repairs of the Full Moon Dam and Full Moon Ditch. The conveyance prohibits commercial development on the property, requires compliance with Colorado water law, and maintains public access to the reservoir and nearby trails for outdoor recreation and wildland fire response.

Bennet visited the Crystal Reservoir in the fall of 2024, where he was joined by leaders from the City of

Ouray, Ouray County, and the USFS. The USFS drained the reservoir in January 2024, leaving the City, local hot springs, wildland firefighters, and downstream agricultural producers without a critical water supply. The reservoir is also a well-loved recreation attraction and a needed water source for aerial wildland firefighting.

The text of the bill is available [HERE](#). The legislative map can be found [HERE](#). Letters of support can be found [HERE](#).

###

Ouray Chamber Informational Session

On July 13, 2026 I attended the Ouray Chamber gathering at Twin Peaks where a listening session and idea exchange took place for finding ways to address the economic impacts of the Gold Mountain Fire. Here is the list of efforts the City is executing to support our local businesses. Special thanks to Brooke Warren for putting all of this together.

- Implement a Summer marketing campaign
- Work with lodgers and shops to offer discounts
- Visit Ouray landing page to direct all destination marketing ads towards that includes fire information, FAQs, and ways to support Ouray from near and far
- Shop Local campaign targeting people in Ouray, encouraging them to shop and support local businesses
- Business messaging toolkit for use by local businesses who can send information to customers. This will allow for a unified and consistent messaging.
- Monitor press/social media to correct misinformation – this will be done on an “as able” basis
- Request the Colorado Tourism Office to amplify the Visit Ouray messaging
- Ask Colorado Welcome Centers to communicate that Ouray is open
- Set up a Business Resources webpage to provide links and opportunities for staff and business owner support

Ouray County Fire Authority Working Group

We held our regular meeting to discuss the progress of the draft Authority Agreement and the need to bring the Agreement before each leadership board for feedback and consideration. The draft Agreement has already been sent to the City Council and I anticipate a more finalized draft by the beginning of August for the Council’s review.

Planning Commission (PC) Meeting

I attended the Planning Commission meeting on July 15th where the Commission discussed prior draft code and the ability to table any changes to the special events process. As it stands, it appears camping, one of the issues originally wanting to be addressed through special events code, is already allowed under most circumstances. There does appear to be confusion regarding the allowance of camping within city limits, so the staff will continue to review the code to ensure all rules are being followed.

Building Inspections

The City has hired a new building inspector, John Pieper, who will be working Mondays, Tuesdays and Thursdays. We will still utilize SafeBuilt and Buckhorn Engineering until we are in a place to make a full transition to City services.

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 @ 5/31												
BEGINNING FUND BAL	3,420,241	46,336	1,427,664	1,837,405	162,913	330,431	1,128,276	(704,334)	102,746	1,827,978	9,579,655	1,155,496
ADD: REVENUES	2,030,862	3,774	181,374	228,291	23,735	379,956	422,181	513,666	145,360	1,106,123	5,035,322	(3,839)
LESS: EXPENDITURES	1,610,249	-	260,358	50,797	7,050	322,225	385,830	583,560	144,627	1,129,564	4,494,260	15,501
ENDING FUND BALANCE	3,840,853	50,110	1,348,681	2,014,899	179,599	388,162	1,164,626	(774,228)	103,479	1,804,537	10,120,717	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	(213,179)										(213,179)	
Cumulative Flume Tax	(749,504)										(749,504)	
	1,128,528	50,110	854,666	1,929,899	179,599	26,014	766,773	(774,228)	103,479	(12,886)	4,251,953	

Total Fund Balance - Government Funds4,142,801Total Fund Balance - Enterprise Funds109,152-

** 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 5 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	377,622.50	1,195,001.69	3,553,573.00	2,358,571.31	33.6
GRANTS/CONTRIBUTIONS	69,076.72	404,364.99	756,000.00	351,635.01	53.5
PERMITS & FEES	8,734.56	85,618.60	163,350.00	77,731.40	52.4
OTHER REVENUES	81,587.52	245,821.10	481,511.18	235,690.08	51.1
COMMUNITY CENTER (	1,250.00)	5,050.00	7,000.00	1,950.00	72.1
OTHER PARKS REVENUES	3,630.00	3,958.32	78,350.00	74,391.68	5.1
PROPERTY TAXES -FLUMES	42,915.11	91,047.09	154,671.00	63,623.91	58.9
	582,316.41	2,030,861.79	5,194,455.18	3,163,593.39	39.1

EXPENDITURES

GENERAL GOVERNMENT EXPENSES:

SALARIES AND WAGES	58,581.54	209,110.84	542,910.08	333,799.24	38.5
TAXES & BENEFITS	6,943.12	61,318.61	187,541.90	126,223.29	32.7
OVERHEAD	16,181.19	46,893.02	90,326.00	43,432.98	51.9
OPERATING MAINTENANCE	51,297.02	321,619.32	775,785.00	454,165.68	41.5
CAPITAL EXPENDITURES	532.06	5,299.99	27,050.00	21,750.01	19.6
EMERGENCY SERVICES CENTER	15,745.19	99,243.60	124,950.00	25,706.40	79.4
	149,280.12	743,485.38	1,748,562.98	1,005,077.60	42.5

POLICE DEPT. EXPENSES:

SALARIES AND WAGES	20,436.44	115,224.63	748,295.52	633,070.89	15.4
TAXES & BENEFITS	5,620.87	52,512.25	285,353.43	232,841.18	18.4
OVERHEAD	15,988.63	69,254.83	150,299.00	81,044.17	46.1
OPERATING MAINTENANCE	40,424.10	157,909.79	184,082.00	26,172.21	85.8
CAPITAL EXPENDITURES	.00	.00	7,400.00	7,400.00	.0
	82,470.04	394,901.50	1,375,429.95	980,528.45	28.7

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
FIRE DEPT. EXPENSES:					
SALARIES AND WAGES	4,755.15	19,021.10	40,000.00	20,978.90	47.6
TAXES & BENEFITS	1,566.53	4,627.54	7,727.00	3,099.46	59.9
OVERHEAD	4,401.96	17,955.97	31,166.00	13,210.03	57.6
OPERATING MAINTENANCE	5,048.09	23,985.64	125,300.00	101,314.36	19.1
CAPITAL EXPENDITURES	.00	.00	19,100.00	19,100.00	.0
	15,771.73	65,590.25	223,293.00	157,702.75	29.4
PUBLIC WORKS DEPT. EXPENSES:					
SALARIES AND WAGES	20,750.27	77,360.06	191,917.17	114,557.11	40.3
TAXES & BENEFITS	1,264.93	23,045.23	75,516.00	52,470.77	30.5
OVERHEAD	6,028.26	28,166.17	38,971.00	10,804.83	72.3
OPERATING MAINTENANCE	14,750.52	60,770.14	259,194.00	198,423.86	23.5
CAPITAL EXPENDITURES	1,081.25	4,031.25	717,500.00	713,468.75	.6
CAPITAL IMPRV - FLUMES/STREETS	.00	.00	170,000.00	170,000.00	.0
	43,875.23	193,372.85	1,453,098.17	1,259,725.32	13.3
COMMUNITY CENTER EXPENSES:					
SALARIES AND WAGES	4,797.27	19,509.65	68,673.79	49,164.14	28.4
TAXES & BENEFITS	635.96	11,216.89	34,595.08	23,378.19	32.4
OVERHEAD	2,826.03	10,030.48	24,592.00	14,561.52	40.8
OPERATING MAINTENANCE	1,169.59	6,816.42	18,540.00	11,723.58	36.8
CAPITAL EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	9,428.85	47,573.44	154,400.87	106,827.43	30.8
OTHER PARKS EXPENSES:					
SALARIES AND WAGES	13,837.65	52,144.78	193,814.94	141,670.16	26.9
TAXES & BENEFITS	2,221.40	18,022.92	55,062.01	37,039.09	32.7
OVERHEAD	2,296.51	14,631.95	29,608.00	14,976.05	49.4
OPERATING MAINTENANCE	20,605.63	54,503.86	178,900.00	124,396.14	30.5
CAPITAL EXPENDITURES	500.00	1,402.12	32,000.00	30,597.88	4.4
	39,461.19	140,705.63	489,384.95	348,679.32	28.8

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
SKI TOW EXPENSES:					
SALARIES AND WAGES	1,399.07	4,875.60	19,906.83	15,031.23	24.5
TAXES & BENEFITS	(450.78)	1,199.07	5,733.72	4,534.65	20.9
OVERHEAD	57.26	1,121.45	3,322.00	2,200.55	33.8
OPERATING MAINTENANCE	.00	495.62	9,100.00	8,604.38	5.5
	1,005.55	7,691.74	38,062.55	30,370.81	20.2
ICE RINK/ROTARY PARK EXPENSES:					
SALARIES AND WAGES	1,831.06	6,742.84	17,269.58	10,526.74	39.0
TAXES & BENEFITS	219.71	2,794.65	7,634.18	4,839.53	36.6
OVERHEAD	171.60	4,137.00	9,467.00	5,330.00	43.7
OPERATING MAINTENANCE	350.00	3,253.67	18,400.00	15,146.33	17.7
	2,572.37	16,928.16	52,770.76	35,842.60	32.1
	343,865.08	1,610,248.95	5,535,003.23	3,924,754.28	29.1
	238,451.33	420,612.84	(340,548.05)	(761,160.89)	123.5

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CUSTOMER REVENUE	75,838.88	378,720.35	948,399.00	569,678.65	39.9
OTHER REVENUES	.00	1,235.17	19,650.00	18,414.83	6.3
	<u>75,838.88</u>	<u>379,955.52</u>	<u>968,049.00</u>	<u>588,093.48</u>	<u>39.3</u>
 <u>EXPENDITURES</u>					
WATER EXPENSES:					
SALARIES AND WAGES	42,397.71	159,787.84	388,735.42	228,947.58	41.1
TAXES & BENEFITS	5,575.47	53,174.19	136,525.00	83,350.81	39.0
OVERHEAD	10,582.14	33,010.82	69,681.00	36,670.18	47.4
OPERATING MAINTENANCE	3,713.63	74,621.72	269,395.00	194,773.28	27.7
CAPITAL EXPENDITURES	.00	1,630.06	13,000.00	11,369.94	12.5
	<u>62,268.95</u>	<u>322,224.63</u>	<u>877,336.42</u>	<u>555,111.79</u>	<u>36.7</u>
	<u>62,268.95</u>	<u>322,224.63</u>	<u>877,336.42</u>	<u>555,111.79</u>	<u>36.7</u>
	<u>13,569.93</u>	<u>57,730.89</u>	<u>90,712.58</u>	<u>32,981.69</u>	<u>63.6</u>

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CUSTOMER REVENUE	83,800.61	418,307.88	1,034,230.00	615,922.12	40.5
OTHER REVENUES	.00	3,873.05	37,150.00	33,276.95	10.4
	<u>83,800.61</u>	<u>422,180.93</u>	<u>1,071,380.00</u>	<u>649,199.07</u>	<u>39.4</u>
<u>EXPENDITURES</u>					
SEWER EXPENSES:					
SALARIES AND WAGES	46,368.45	176,116.48	426,356.11	250,239.63	41.3
TAXES & BENEFITS	6,480.51	56,806.74	142,755.99	85,949.25	39.8
OVERHEAD	15,827.84	60,530.18	158,225.00	97,694.82	38.3
OPERATING MAINTENANCE	12,137.44	92,376.82	282,800.00	190,423.18	32.7
CAPITAL EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
	<u>80,814.24</u>	<u>385,830.22</u>	<u>1,021,137.10</u>	<u>635,306.88</u>	<u>37.8</u>
	<u>80,814.24</u>	<u>385,830.22</u>	<u>1,021,137.10</u>	<u>635,306.88</u>	<u>37.8</u>
	<u>2,986.37</u>	<u>36,350.71</u>	<u>50,242.90</u>	<u>13,892.19</u>	<u>72.4</u>

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

REFUSE/RECYCLE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
REFUSE REVENUE	24,321.94	121,740.47	295,754.00	174,013.53	41.2
RECYCLE REVENUE	4,759.62	23,619.52	58,730.00	35,110.48	40.2
	<u>29,081.56</u>	<u>145,359.99</u>	<u>354,484.00</u>	<u>209,124.01</u>	<u>41.0</u>
<u>EXPENDITURES</u>					
REFUSE EXPENSES:					
OPERATING MAINTENANCE	25,726.29	120,284.76	302,128.00	181,843.24	39.8
	<u>25,726.29</u>	<u>120,284.76</u>	<u>302,128.00</u>	<u>181,843.24</u>	<u>39.8</u>
RECYCLE EXPENSES:					
OPERATING MAINTENANCE	4,802.66	24,342.72	65,228.00	40,885.28	37.3
	<u>4,802.66</u>	<u>24,342.72</u>	<u>65,228.00</u>	<u>40,885.28</u>	<u>37.3</u>
	<u>30,528.95</u>	<u>144,627.48</u>	<u>367,356.00</u>	<u>222,728.52</u>	<u>39.4</u>
	<u>(1,447.39)</u>	<u>732.51</u>	<u>(12,872.00)</u>	<u>(13,604.51)</u>	<u>5.7</u>

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

UTILITY - CI FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
WATER REVENUES	25,839.59	144,387.01	501,745.00	357,357.99	28.8
SEWER REVENUES	70,903.69	369,279.37	1,071,432.00	702,152.63	34.5
	<u>96,743.28</u>	<u>513,666.38</u>	<u>1,573,177.00</u>	<u>1,059,510.62</u>	<u>32.7</u>
<u>EXPENDITURES</u>					
UTILITY-CI WATER EXPENSES:					
CAPITAL EXPENDITURES	.00	5,250.00	.00	(5,250.00)	.0
DEBT SERVICE	.00	91,294.74	350,014.00	258,719.26	26.1
	<u>.00</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	1,016.00	9,728.02	.00	(9,728.02)	.0
DEBT SERVICE	.00	477,287.23	954,574.00	477,286.77	50.0
	<u>1,016.00</u>	<u>487,015.25</u>	<u>954,574.00</u>	<u>467,558.75</u>	<u>51.0</u>
	<u>1,016.00</u>	<u>583,559.99</u>	<u>1,304,588.00</u>	<u>721,028.01</u>	<u>44.7</u>
	<u>95,727.28</u>	<u>(69,893.61)</u>	<u>268,589.00</u>	<u>338,482.61</u>	<u>(26.0)</u>

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CAPITAL IMPROVEMENT REVENUES	45,364.47	228,290.59	807,130.00	578,839.41	28.3
	45,364.47	228,290.59	807,130.00	578,839.41	28.3
<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
	45,364.47	177,493.51	(1,352,370.00)	(1,529,863.51)	13.1

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

PARKS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
POOL REVENUES	297,916.87	995,239.80	3,626,398.00	2,631,158.20	27.4
BOX CANON REVENUES	84,913.93	85,438.39	741,500.00	656,061.61	11.5
GYM REVENUES	4,090.00	18,365.00	46,000.00	27,635.00	39.9
ICE PARK REVENUES	.00	.00	16,000.00	16,000.00	.0
VIA FERRATA REVENUES	1,080.00	7,080.00	43,500.00	36,420.00	16.3
	388,000.80	1,106,123.19	4,473,398.00	3,367,274.81	24.7

EXPENDITURES

POOL EXPENSES:

SALARIES AND WAGES	128,385.86	432,032.16	1,224,606.61	792,574.45	35.3
TAXES & BENEFITS	15,458.87	110,110.96	375,311.00	265,200.04	29.3
OVERHEAD	42,698.66	140,328.42	402,859.00	262,530.58	34.8
OPERATING MAINTENANCE	36,554.34	143,700.93	391,815.00	248,114.07	36.7
CAPITAL EXPENDITURES	2,741.41	(25,788.63)	903,322.00	929,110.63	(2.9)
DEBT SERVICE	104,910.79	104,910.79	513,822.00	408,911.21	20.4
	330,749.93	905,294.63	3,811,735.61	2,906,440.98	23.8

BOX CANON EXPENSES:

SALARIES AND WAGES	10,384.30	29,644.01	128,528.21	98,884.20	23.1
TAXES & BENEFITS	1,179.60	12,131.08	38,872.76	26,741.68	31.2
OVERHEAD	7,289.28	11,597.67	49,432.00	37,834.33	23.5
OPERATING MAINTENANCE	5,965.32	10,482.65	28,600.00	18,117.35	36.7
CAPITAL EXPENDITURES	500.00	500.00	20,000.00	19,500.00	2.5
	25,318.50	64,355.41	265,432.97	201,077.56	24.3

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

PARKS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
GYM EXPENSES:					
SALARIES AND WAGES	442.61	4,636.72	17,050.18	12,413.46	27.2
TAXES & BENEFITS	36.85	2,244.23	6,117.95	3,873.72	36.7
OVERHEAD	346.24	1,311.00	2,760.00	1,449.00	47.5
OPERATING MAINTENANCE	1,352.03	2,634.35	15,600.00	12,965.65	16.9
	2,177.73	10,826.30	41,528.13	30,701.83	26.1
ADMINISTRATION EXPENSES:					
SALARIES AND WAGES	24,579.31	98,484.72	239,121.64	140,636.92	41.2
TAXES & BENEFITS	2,471.55	30,942.46	78,256.70	47,314.24	39.5
OPERATING MAINTENANCE	1,028.20	3,246.41	30,000.00	26,753.59	10.8
	28,079.06	132,673.59	347,378.34	214,704.75	38.2
ICE PARK EXPENSES:					
OVERHEAD	.00	.00	72.00	72.00	.0
OPERATING MAINTENANCE	17.97	1,281.89	15,928.00	14,646.11	8.1
	17.97	1,281.89	16,000.00	14,718.11	8.0
VIA FERRATA EXPENSES:					
SALARIES AND WAGES	5,061.10	7,532.36	49,179.20	41,646.84	15.3
TAXES & BENEFITS	458.99	1,969.98	8,437.94	6,467.96	23.4
OPERATING MAINTENANCE	2,600.82	5,629.86	6,500.00	870.14	86.6
	8,120.91	15,132.20	64,117.14	48,984.94	23.6
	394,464.10	1,129,564.02	4,546,192.19	3,416,628.17	24.9
	(6,463.30)	(23,440.83)	(72,794.19)	(49,353.36)	(32.2)

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

TOURISM FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
REVENUE	25,068.25	181,374.40	799,903.00	618,528.60	22.7
	25,068.25	181,374.40	799,903.00	618,528.60	22.7
<u>EXPENDITURES</u>					
TOURISM EXPENSES:					
SALARIES AND WAGES	27,049.24	94,500.26	231,666.41	137,166.15	40.8
TAXES & BENEFITS	2,517.94	23,961.22	59,345.65	35,384.43	40.4
OVERHEAD	2,223.74	16,024.11	27,379.00	11,354.89	58.5
OPERATING MAINTENANCE	40,112.06	125,372.64	601,951.00	476,578.36	20.8
CAPITAL EXPENDITURES	500.00	500.00	5,000.00	4,500.00	10.0
	72,402.98	260,358.23	925,342.06	664,983.83	28.1
	72,402.98	260,358.23	925,342.06	664,983.83	28.1
	(47,334.73)	(78,983.83)	(125,439.06)	(46,455.23)	(63.0)

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 2026

BEAUTIFICATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES & INTEREST	2,836.99	23,457.30	105,058.00	81,600.70	22.3
GRANTS/DONATIONS/OTHER	.00	277.89	.00	(277.89)	.0
	<u>2,836.99</u>	<u>23,735.19</u>	<u>105,058.00</u>	<u>81,322.81</u>	<u>22.6</u>
<u>EXPENDITURES</u>					
BEAUTIFICATION EXPENSES:					
OPERATING MAINTENANCE	3,824.87	7,049.53	105,446.30	98,396.77	6.7
CAPITAL EXPENDITURES	.00	.00	15,000.00	15,000.00	.0
	<u>3,824.87</u>	<u>7,049.53</u>	<u>120,446.30</u>	<u>113,396.77</u>	<u>5.9</u>
	<u>3,824.87</u>	<u>7,049.53</u>	<u>120,446.30</u>	<u>113,396.77</u>	<u>5.9</u>
	<u>(987.88)</u>	<u>16,685.66</u>	<u>(15,388.30)</u>	<u>(32,073.96)</u>	<u>108.4</u>

CITY OF OURAY
FUND SUMMARY
FOR THE 5 MONTHS ENDING MAY 31, 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 5 MONTHS ENDING MAY 31, 2026

FIREMEN'S PENSION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CONTRIBUTIONS & EARNINGS	.00	(3,839.34)	122,000.00	125,839.34	(3.2)
	.00	(3,839.34)	122,000.00	125,839.34	(3.2)
<u>EXPENDITURES</u>					
FIREMEN'S PENSION EXPENSES:					
OVERHEAD	.00	15,501.24	56,400.00	40,898.76	27.5
	.00	15,501.24	56,400.00	40,898.76	27.5
	.00	15,501.24	56,400.00	40,898.76	27.5
	.00	(19,340.58)	65,600.00	84,940.58	(29.5)



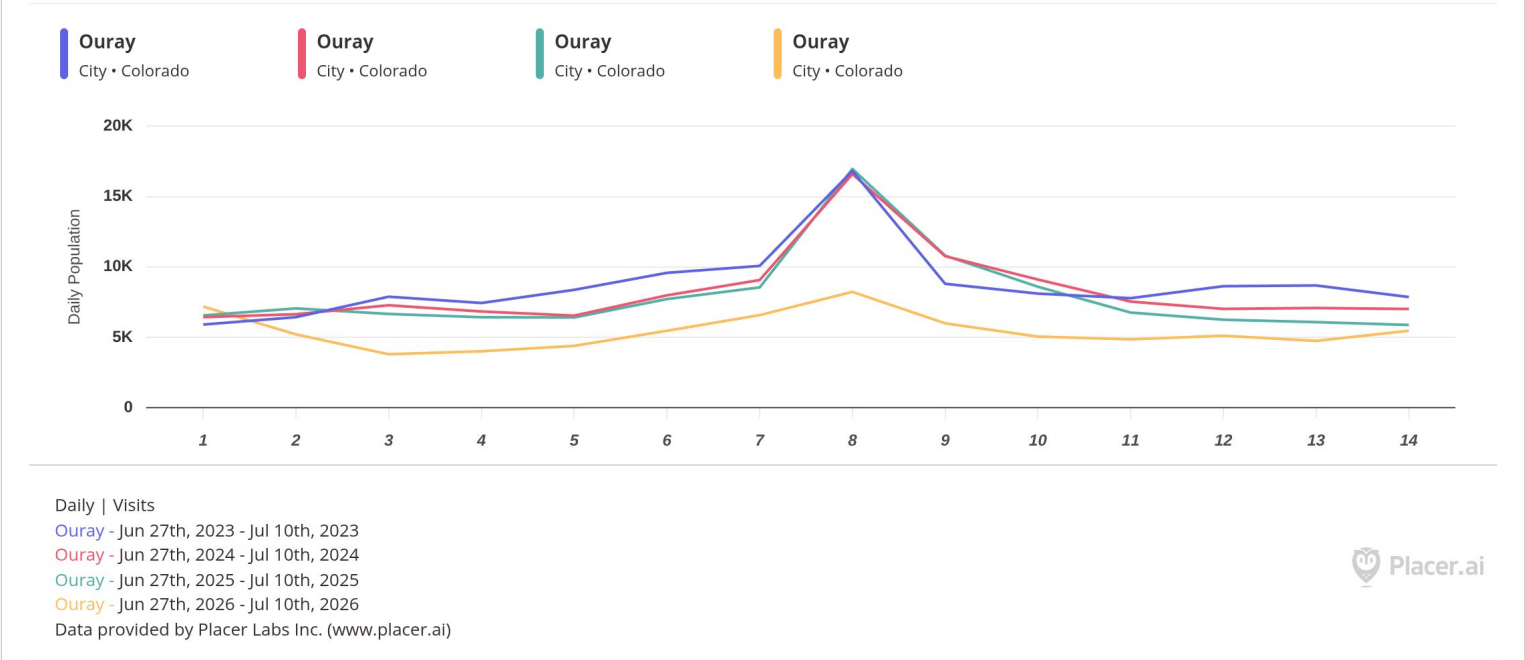
Market Population Metrics

Metric Name	Ouray City • Colorado	Ouray City • Colorado	Ouray City • Colorado	Ouray City • Colorado
Resident Population (Cens...	978 (-3.6% vs. 2023)	978 (-3.6% vs. 2023)	978 (-3.6% vs. 2023)	978 (-3.6% vs. 2023)
Employees	--	766	719 (-6.1% YOY)	684 (-4.9% YOY)
Out-of-Market Visitors	58.7K (+14.3% YOY)	55.4K (-5.6% YOY)	50.7K (-8.6% YOY)	28.1K (-44.5% YOY)
Daytime Population (STI: ...	924	924	924	924
Non-Resident Visits	110.6K (+14.7% YOY)	103.5K (-6.5% YOY)	99.7K (-3.6% YOY)	62.4K (-37.4% YOY)

Compared to: 1 Year Ago
Ouray - Jun 27th, 2023 - Jul 10th, 2023
Ouray - Jun 27th, 2024 - Jul 10th, 2024
Ouray - Jun 27th, 2025 - Jul 10th, 2025
Ouray - Jun 27th, 2026 - Jul 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Population Trend





Top Visited Places

Ouray
City • Colorado

Rank	Name	City	Total Visits
1	Fellin Park 1001 Us-550, Ouray, CO 81427	Ouray	8.8K
2	Ouray Brewery 607 Main St, Ouray, CO 81427	Ouray	6.4K
3	Ouray CO Hotel & Hot Springs by Twin Peaks Lodging 125 3rd Ave, Ouray, CO 81427	Ouray	6.3K
4	Goldbelt Bar and Grill 800 Main St, Ouray, CO 81427	Ouray	6.3K
5	Ouray Riverside Inn and Cabins 1804 Main St, Ouray, CO 81427	Ouray	6.2K
6	Ouray Riverside Resort 1700 Main St, Ouray, CO 81427	Ouray	6.1K
7	Ouray Visitor Center 1230 Main St, Ouray, CO 81427	Ouray	6K
8	Mi Mexico Family Mexican restaurant 118 7th Ave, Ouray, CO 81432	Ouray	4.5K
9	Phillips 66 Full Site 1600 Main St, Ouray, CO 81427	Ouray	4.4K
10	Timber Ridge Lodge Ouray 1550 Main St, Ouray, CO 81427	Ouray	4.1K

Category: All Categories | In Market Only
Ouray - Jun 27th, 2023 - Jul 10th, 2023
Ouray - Jun 27th, 2024 - Jul 10th, 2024
Ouray - Jun 27th, 2025 - Jul 10th, 2025
Ouray - Jun 27th, 2026 - Jul 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Top Visited Places

Ouray
City • Colorado

Rank	Name	City	Total Visits
1	Fellin Park 1001 Us-550, Ouray, CO 81427	Ouray	9.4K
2	Goldbelt Bar and Grill 800 Main St, Ouray, CO 81427	Ouray	8K
3	Ouray CO Hotel & Hot Springs by Twin Peaks Lodging 125 3rd Ave, Ouray, CO 81427	Ouray	7.4K
4	Ouray Brewery 607 Main St, Ouray, CO 81427	Ouray	6.6K
5	Ouray Visitor Center 1230 Main St, Ouray, CO 81427	Ouray	6.2K
6	Ouray Riverside Inn and Cabins 1804 Main St, Ouray, CO 81427	Ouray	5.8K
7	Phillips 66 Full Site 1600 Main St, Ouray, CO 81427	Ouray	4.8K
8	Ouray Riverside Resort 1700 Main St, Ouray, CO 81427	Ouray	4.6K
9	Mi Mexico Family Mexican restaurant 118 7th Ave, Ouray, CO 81432	Ouray	4.1K
10	4J+1+1 RV Park 790 Oak, Ouray, CO 81427	Ouray	3.7K

Category: All Categories | In Market Only
Ouray - Jun 27th, 2023 - Jul 10th, 2023
Ouray - Jun 27th, 2024 - Jul 10th, 2024
Ouray - Jun 27th, 2025 - Jul 10th, 2025
Ouray - Jun 27th, 2026 - Jul 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Top Visited Places

Ouray
City • Colorado

Rank	Name	City	Total Visits
1	Fellin Park 1001 Us-550, Ouray, CO 81427	Ouray	8.7K
2	Goldbelt Bar and Grill 800 Main St, Ouray, CO 81427	Ouray	8.5K
3	Ouray Riverside Resort 1700 Main St, Ouray, CO 81427	Ouray	6.7K
4	Ouray CO Hotel & Hot Springs by Twin Peaks Lodging 125 3rd Ave, Ouray, CO 81427	Ouray	6.1K
5	Ouray Brewery 607 Main St, Ouray, CO 81427	Ouray	5.9K
6	Ouray Visitor Center 1230 Main St, Ouray, CO 81427	Ouray	5.4K
7	Ouray Riverside Inn and Cabins 1804 Main St, Ouray, CO 81427	Ouray	5.2K
8	Phillips 66 Full Site 1600 Main St, Ouray, CO 81427	Ouray	4.9K
9	Mi Mexico Family Mexican restaurant 118 7th Ave, Ouray, CO 81432	Ouray	3.8K
10	Ouray Grocery 621 Main St, Ouray, CO 81427	Ouray	3.7K

Category: All Categories | In Market Only
Ouray - Jun 27th, 2023 - Jul 10th, 2023
Ouray - Jun 27th, 2024 - Jul 10th, 2024
Ouray - Jun 27th, 2025 - Jul 10th, 2025
Ouray - Jun 27th, 2026 - Jul 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Top Visited Places

Ouray
City • Colorado

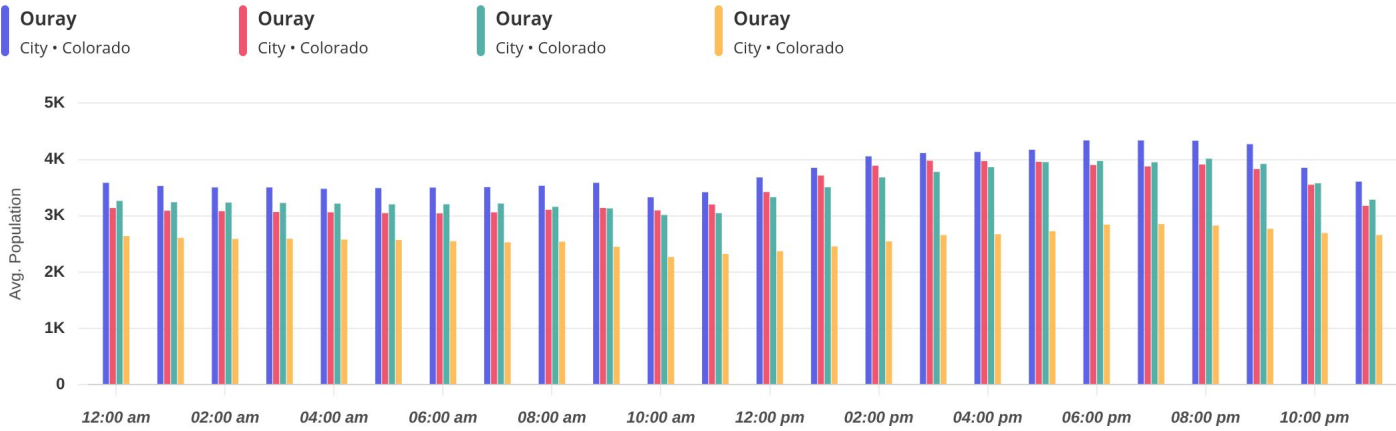
Rank	Name	City	Total Visits
1	Fellin Park 1001 Us-550, Ouray, CO 81427	Ouray	5.7K
2	Ouray Riverside Resort 1700 Main St, Ouray, CO 81427	Ouray	4.7K
3	Ouray CO Hotel & Hot Springs by Twin Peaks Lodging 125 3rd Ave, Ouray, CO 81427	Ouray	4.5K
4	Goldbelt Bar and Grill 800 Main St, Ouray, CO 81427	Ouray	3.8K
5	Ouray Riverside Inn and Cabins 1804 Main St, Ouray, CO 81427	Ouray	3.1K
6	Ouray Brewery 607 Main St, Ouray, CO 81427	Ouray	3K
7	Timber Ridge Lodge Ouray 1550 Main St, Ouray, CO 81427	Ouray	2.9K
8	Phillips 66 Full Site 1600 Main St, Ouray, CO 81427	Ouray	2.7K
9	Ouray Visitor Center 1230 Main St, Ouray, CO 81427	Ouray	2.7K
10	Ouray Grocery 621 Main St, Ouray, CO 81427	Ouray	2.6K

Category: All Categories | In Market Only
Ouray - Jun 27th, 2023 - Jul 10th, 2023
Ouray - Jun 27th, 2024 - Jul 10th, 2024
Ouray - Jun 27th, 2025 - Jul 10th, 2025
Ouray - Jun 27th, 2026 - Jul 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Hourly Activity

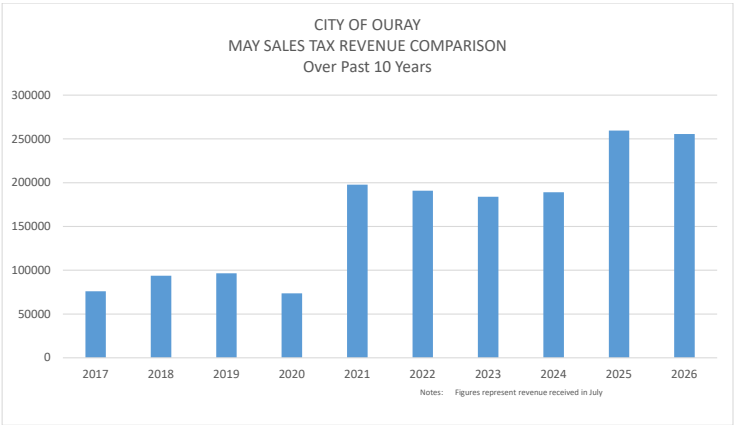


Avg. Population
Ouray - Jun 27th, 2023 - Jul 10th, 2023
Ouray - Jun 27th, 2024 - Jul 10th, 2024
Ouray - Jun 27th, 2025 - Jul 10th, 2025
Ouray - Jun 27th, 2026 - Jul 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

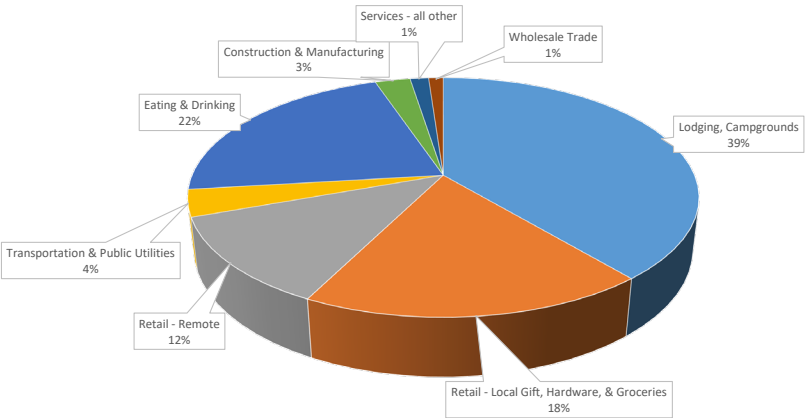


Sales Tax Dashboard

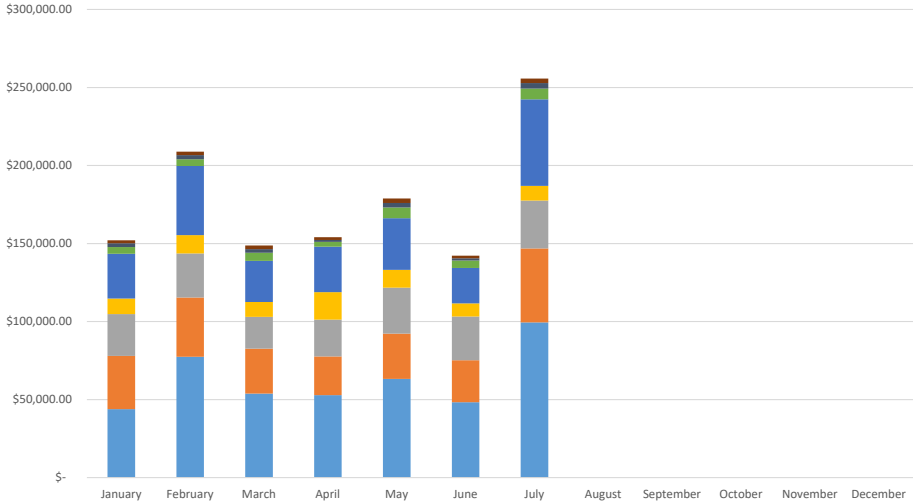
		Percentage Change
July 2025 Revenue	\$ 259,548.47	
July 2026 Revenue	\$ 255,666.41	-1.50%
2025 Revenue	\$ 1,129,946.57	
2026 Revenue	\$ 1,240,617.25	9.79%



City of Ouray
May 2026 Sales Tax Revenues by Business Category
(received in July 2026)



May 2026 Sales Tax (received in July 2026)
Business Categories - Month over Month



	July 2026	Year-to-Date	Budget Forecast
General Fund (75%)	191,749.81	930,462.94	2,342,191.00
Capital Improvement Fund (25%)	63,916.60	310,154.31	780,730.00

39.73%

Excise Tax on Short Term Rentals

Activity Month	2022	2023	2024	2025	2026	% Change from 2025	YTD % Change
January	\$ -	\$ 27,186.20	\$ 29,841.34	\$ 28,977.04	\$ 28,959.06	-0.06%	-0.06%
February	\$ 19,919.38	\$ 61,695.82	\$ 35,691.59	\$ 6,980.18	\$ 6,336.39	-9.22%	-1.84%
March	\$ 35,808.47	\$ 25,677.43	\$ 30,620.10	\$ 43,770.87	\$ 47,312.07	8.09%	3.61%
April	\$ 26,323.87	\$ 23,714.71	\$ 20,014.04	\$ 22,340.44	\$ 22,157.20	-0.82%	2.64%
May	\$ 9,554.95	\$ 7,379.27	\$ 7,883.15	\$ 19,845.73	\$ 10,828.74	-45.44%	-5.18%
June	\$ 23,137.56	\$ 20,874.80	\$ 26,717.31	\$ 34,012.04			
July	\$ 65,942.47	\$ 83,161.66	\$ 86,662.10	\$ 96,299.32			
August	\$ 100,852.46	\$ 125,384.52	\$ 143,432.39	\$ 162,600.63			
September	\$ 88,024.59	\$ 102,368.23	\$ 119,132.20	\$ 131,059.58			
October	\$ 85,402.70	\$ 87,887.63	\$ 80,821.11	\$ 110,821.76			
November	\$ 36,225.63	\$ 50,847.41	\$ 50,006.27	\$ 64,306.80			
December	\$ 10,941.87	\$ 49,864.60	\$ (85.01)	\$ 3,353.07			
Grand Total	\$ 502,133.95	\$ 666,042.28	\$ 630,736.59	\$ 724,367.46	\$ 115,593.46		

Revenue by Fund	2022	2023	2024	2025	2026	Cumulative
Affordable/Attainable Housing	\$ 251,066.97	\$ 332,671.58	\$ 307,265.95	\$ 368,872.98	\$ 57,796.70	\$ 1,317,674.18
Water Capital Improvements	\$ 125,533.49	\$ 166,685.35	\$ 161,735.32	\$ 177,747.23	\$ 28,898.38	\$ 660,599.77
Sewer Capital Improvements	\$ 125,533.49	\$ 166,685.35	\$ 161,735.32	\$ 177,747.25	\$ 28,898.38	\$ 660,599.79
Cumulative Total Raised						\$ 2,638,873.74

Affordable Housing Revenue and Expenses	2022	2023	2024	2025	2026	Cumulative
Total Raised	\$ 251,066.97	\$ 332,671.58	\$ 307,265.95	\$ 368,872.98	\$ 57,796.70	\$ 1,317,674.18
Total Spent	\$ (110,000.00)	\$ (67,849.69)	\$ (144,845.32)	\$ (683,968.60)	\$ (97,831.17)	\$ (1,104,494.78)
Total Remaining	\$ 141,066.97	\$ 264,821.89	\$ 162,420.63	\$ (315,095.62)	\$ (40,034.47)	\$ 213,179.40

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

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

\$ 1,104,494.78

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

(Source: Point of Sale Software)

VISITORS	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	% change from 2025
January	36	9,392	8,553	8,149	4,961	5,258	6,871	7,152	7,958	8,583	7.85%
February	13	7,342	5,970	7,836	4,824	6,660	5,599	5,592	7,369	6,591	-10.56%
March	58	10,468	9,118	3,638	7,697	8,621	7,148	8,426	10,250	10,750	4.88%
April	16	7,048	5,481	-	7,104	5,249	4,693	6,578	6,626	7,398	11.65%
May	2,984	13,346	11,397	-	11,580	9,549	10,602	11,201	12,418	10,612	-14.54%
June	18,175	24,764	24,525	1,540	25,977	20,156	23,206	22,419	23,465		
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	43,934	

REVENUE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	% change from 2025
January	\$ 2,189.00	\$ 89,885.46	\$ 95,701.53	\$ 99,306.81	\$ 66,989.85	\$ 63,150.43	\$ 96,783.56	\$ 121,260.10	\$ 140,810.60	\$ 170,998.52	21.44%
February	\$ 724.00	\$ 70,970.13	\$ 65,918.59	\$ 97,215.12	\$ 61,086.55	\$ 85,924.20	\$ 112,926.04	\$ 105,565.18	\$ 153,097.35	\$ 130,324.84	-14.87%
March	\$ 1,012.00	\$ 102,232.15	\$ 108,526.39	\$ 47,810.30	\$ 106,419.45	\$ 126,759.01	\$ 120,467.93	\$ 145,888.18	\$ 190,605.89	\$ 226,066.62	18.60%
April	\$ 2,234.00	\$ 72,957.12	\$ 62,025.47	\$ -	\$ 98,819.49	\$ 152,003.71	\$ 133,097.92	\$ 119,178.58	\$ 132,369.64	\$ 171,448.12	29.52%
May	\$ 123,474.60	\$ 155,881.40	\$ 138,237.34	\$ -	\$ 162,720.12	\$ 143,279.82	\$ 208,335.74	\$ 275,871.30	\$ 253,207.30	\$ 303,477.76	19.85%
June	\$ 166,974.02	\$ 317,542.31	\$ 311,093.17	\$ 19,273.04	\$ 352,538.72	\$ 321,377.13	\$ 469,321.85	\$ 469,363.01	\$ 534,623.93	\$ -	
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	\$ 1,002,315.86	

CITY OF OURAY VISITOR CENTER - REVENUE TRENDS

REVENUES

	2023			2024			2025			2026			Incr./Decr.	26 vs. 25
	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV		
January	\$ 228.95	\$ 53.00	\$ -	\$ 284.11	\$ 25.00	\$ -	\$ 149.25	\$ 95.00	\$ -	\$ 119.50	\$ 110.00	\$ -	\$ (14.75)	-6%
February	\$ 150.89	\$ 85.95	\$ -	\$ 438.62	\$ 36.00	\$ -	\$ 519.70	\$ 140.00	\$ -	\$ 124.00	\$ -	\$ -	\$ (535.70)	-81%
March	\$ 395.38	\$ 4.00	\$ -	\$ 773.27	\$ 111.00	\$ -	\$ 764.72	\$ 95.00	\$ -	\$ 1,351.42	\$ 35.00	\$ 26.25	\$ 552.95	64%
April	\$ 403.25	\$ 2.00	\$ 50.50	\$ 713.73	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ 1,556.30	\$ 190.00	\$ 236.25	\$ 1,982.55	Closed APR 2025
May	\$ 1,098.28	\$ 611.60	\$ 126.25	\$ 2,281.10	\$ 88.00	\$ 126.25	\$ 1,362.42	\$ 150.00	\$ 75.75	\$ 3,637.11	\$ 385.00	\$ 183.75	\$ 2,617.69	165%
June	\$ 1,627.77	\$ 690.75	\$ 202.00	\$ 3,035.75	\$ 498.00	\$ 325.25	\$ 3,100.22	\$ 120.00	\$ 505.00					
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	\$ 6,788.33	\$ 720.00	\$ 446.25	\$ 4,602.74	
	\$ 19,206.17			\$ 22,516.18			\$ 31,473.84			\$ 7,954.58				

percent of sales earning profit

71%

84%

81%

85%

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

VISITORS

	2022		2023		2024		2025		2026		Incr./Decr. Visitors	26 vs. 25 %
MAY	7619		6044		8269		9408		10668		1,260	13.39%
JUNE	17165		18154		21202		21475					
JULY	20702		25595		27765		28270					
AUGUST	14428		16211		17802		19038					
SEPTEMBER	13207		14331		14698		14033					
OCTOBER	9416		9727		11019		11180					
TOTAL VISITORS	82,827		90,062		100,755		103,404		10,668		1,260	

REVENUES

	2022		2023		2024		2025		2026		Incr./Decr.	25 vs. 24
	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	\$	%
MAY	\$ 33,477.00	\$ 4,754.40	\$ 37,736.00	\$ 3,803.27	\$ 51,247.50	\$ 5,375.13	\$ 58,268.50	\$ 9,271.25	\$ 75,240.00	\$ 9,584.13	\$ 17,284.38	25.59%
JUNE	\$ 72,989.00	\$ 8,865.86	\$ 111,214.00	\$ 13,288.56	\$ 130,034.00	\$ 12,849.07	\$ 130,777.50	\$ 18,230.59				
JULY	\$ 87,714.00	\$ 10,907.87	\$ 157,280.91	\$ 16,153.30	\$ 169,685.00	\$ 10,291.93	\$ 171,495.00	\$ 23,085.75				
AUGUST	\$ 61,701.00	\$ 8,385.38	\$ 100,420.32	\$ 11,353.36	\$ 110,588.50	\$ 7,754.67	\$ 116,294.00	\$ 16,209.17				
SEPTEMBER	\$ 56,163.00	\$ 7,721.29	\$ 89,131.98	\$ 9,911.90	\$ 91,123.00	\$ 9,619.60	\$ 84,729.00	\$ 11,596.82				
OCTOBER	\$ 41,064.00	\$ 5,773.08	\$ 60,297.50	\$ 5,516.12	\$ 67,778.00	\$ 8,870.30	\$ 67,230.50	\$ 9,013.41				
TOTAL \$	\$ 354,402.00	\$ 46,439.77	\$ 556,080.71	\$ 60,026.51	\$ 620,456.00	\$ 54,760.70	\$ 628,794.50	\$ 87,406.99	\$ 75,240.00	\$ 9,584.13	\$ 17,284.38	

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

Date: July 14, 2026
To: Planning Commission
From: Michelle Metteer, City Administrator
Re: Planning Commission Report

Community Development Department Updates

In lieu of hiring a new full-time Community Development Director I have taken the following actions:

1. Hired a full time Planner Technician. This position will serve as the full-time, in-person resource for the City's building and planning needs. The planner tech will physically be in City Hall 40-hours/week and be the resource for the building community, development community and support communication for building inspections.
2. Hired a part time, in-house building inspector. This role was hired the week of July 6 and is currently shadowing Buckhorn Engineering on inspections. The long-term goal will be for this position to be a one-stop-shop for all building permit plan reviews, permitting and inspections. My hope is to be more customer-friendly to the building community, alleviate the confusion caused by multiple building inspection processes (SafeBuilt & Buckhorn) and be more accessible to the community by creating a consistent inspection schedule.
3. Hired a Planning Consultant to address the higher-level planning issues like code amendments, zoning reviews, larger building projects and City Plan updates. – This is a work in progress. Currently, I do not see the need for a full-time, benefitted Planning Director position. After spending time in the department, it seems the City is more in need of a planner tech or eventual community resource officer and building official, while maintaining access to a higher-level planner for one-off needs. I hope this approach will be more accommodating to the public and save the City money.

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 notes for July 20, 2026

On July 6th, I attended a work session to discuss a path forward to for being able to include free weights in the city gym. The most promising solution included moving the gym to the first floor of the 333 6th Ave building. City staff was also given direction to perform a utility's assessment of the current pool house so that a budgetary estimate could be provided on whether a replacement or renovation would be the best option.

Also at that work session, a code of ethics was discussed for city counselors.

On July 7th, I attended the Durango city council meeting. The purpose was to make contacts with our regional neighbors and to see how other municipalities conduct their business.

On July 13th, I attended a meeting hosted by the Ouray Chamber of Commerce to discuss promoting Ouray as a summer time destination this 2026 season. The recent fire has resulted in significantly reduced tourist traffic and a large number of cancelations. Discussions centered around promoting Ouray on social media, combatting false information on social media, and using city resources to promote Ouray now that the fire danger has receded.

On July 14th, I attended the monthly planning commission meeting. The special event permit ordinance that was being worked on was tabled indefinitely. Staff was given direction to verify if existing ordinances needed modification to address issues arising from special events on city, commercial and/or private property.

OEDC has suspended meetings until September

I will attend the July TAC meeting on July 28th at 5:30 in the San Juan room at the community center.

Thank you.



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Peggy Lindsey Scott's council report for July 20, 2026

Ouray Beautification Committee (OBC) met on July 7th. We had a full attendance meeting discussing the clean up on Main Street along with the continued riverwalk clean up. OBC is requesting nominees for yard of the month. You can find the form on the city site. They will meet again on Wednesday, August 5th at 8 a.m.

150th Committee will meet on July 21st at 6 pm in the San Juan room to discuss the upcoming events:

August 22, 2026 – Highgraders Holiday, merch canopy.

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

