

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
AUGUST 11, 2021

CALL TO ORDER

The Town Council convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy.

The Mayor called the meeting to order at 5:30 p.m. The Council was present in its entirety with Councilors Beck, Ferrelli, Grambley, Lakin, Schuyler, Mayor Pro Tem Meyer and Mayor Clark in attendance.

EXECUTIVE SESSION

The Town Attorney asked the Council to enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(e) for a conference with the Town Attorney for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, regarding a Telluride Foundation workforce housing project.

ACTION:

Councilmember Lakin moved to enter into closed session, Mayor Pro Tem Meyer seconded, and the motion carried unanimously on a roll call vote.

The Council entered into the closed session with the Town Attorney, Town Manager, Town Clerk and Town Engineer at 5:30 p.m.

The Council reconvened to open session at 5:55 p.m.

The meeting resumed at 6:00 p.m.

CONSENT AGENDA

1. Minutes of the Regular Meeting of July 14, 2021.
2. Register of Demands for August 2021.
3. Renewal of liquor store license for High Spirits.

ACTION:

It was moved by Councilmember Lakin, seconded by Mayor Pro Tem Meyer and unanimously carried by a roll call vote to approve the consent agenda.

PUBLIC COMMENTS

Jim Nowak inquired into timing for completion of the water supply analysis. He stated the Town is experiencing "unprecedented growth" and encouraged the hiring of an "on staff planner", instead of using a planning consulting firm. He noted a planner on staff, and "part of the community", could assist in "looking into issues" and long term planning for the Town.

Gary Dick addressed the Council regarding “Dallas Ditch as it enters into the Uncompahgre River”. He explained on June 24th “we came very close to having a flash flood from Cottonwood Creek” at his home on Liddell Drive. He reported a bank of Dallas Ditch collapsed and sent water through Town down the creek, and the existing culvert under County Road 5 is “too small to accept additional runoff into the ditches”. He questioned who is responsible for the clearing of debris from Cottonwood Creek; removal of an abandoned culvert west of his home; and asked when a submittal of a Letter of Map Revision will be made to FEMA to address the 1984 Flood Map.

PUBLIC REQUESTS AND PRESENTATIONS

4. Update from the Ouray County Public Health Department

Ouray County Public Health Director, Tanner Kingery, presented an update on COVID 19 and the Delta Variant, and county wide statistics.

5. Presentation on the Ridgway Plastic Film Upcycling Program

Student Willow Krois, representing The Carry On Girls, made a presentation to “raise awareness of helping the Town become plastic free”. She and Diedra Krois explained the NexTrex Recycling Program and the transfer of single use plastics collected at five local business location drop off centers, which is “diverting the plastic from landfills”, and into the recycling program. It was noted that since November 350 pounds of single use plastic has been collected in Town.

6. Request from Riversage Homeowners Association for Town road maintenance

Letter dated 7-12-21 from the Riversage Homeowners Association requesting Town maintenance of roads within the subdivision.

A representatives of the Riversage Homeowners Association (HOA) addressed the Council and noted there is a plat note on subdivision approval “which makes the HOA responsible” for road and bridge maintenance. He also noted the Weaver Memorial Park, located at the entry into the subdivision has had “increased visitation”. The HOA requested to place private road signage on the Town road, from the park to the subdivision; to meet with staff to discuss the Town assuming maintenance of the roads in the subdivision; be released from some of the requirements relative to HOA road and bridge maintenance under the subdivision plat notes.

There were comments by the Council. It was agreed staff should continue to meet with representatives of the HOA to discuss the requests, and then make recommendations to the Council regarding staffing and financial resources.

7. Request to hold special event in Hartwell Park for the Annual Labor Day Dance

The Town Clerk presented an application from the Ridgway Fire Department to use Hartwell Park and the stage for the annual labor day fundraiser on September 5th.

ACTION:

Mayor Pro Tem Meyer moved to approve the special event in Hartwell Park on September 5th for the Annual Ridgway Fire Department Labor Day Dance. Councilor Ferrelli seconded the motion, and it carried unanimously on a roll call vote.

PUBLIC HEARINGS

8. Final Plat for North Seal Subdivision, Lot 14, Parkside Subdivision

Staff Report from TJ Dlubac with Community Planning Strategies dated 8-5-21 presenting a request from Terese and Josh Seal for subdivision of Lot 14 in Parkside Subdivision.

Planning Consultant TJ Dlubac presented a replat of Parkside Subdivision Lot 14 forwarded from the Planning Commission. He explained the notation on the plat map for Parkside Subdivision, notes allowing up to three single family equivalents on Lot 14. The lot has a total area of 23,708 square feet, and minimum lot size for Residential Low Density is 6,000 square feet. He reported the applicants are requesting to subdivide into three separate parcels, accessing on to N. Laura Street, and then sell each parcel separately. He stated the proposed subdivision meets all requirements of the Town, and at the hearing before the Planning Commission in July, the request was approved with four conditions.

ACTION:

Mayor Pro Tem Meyer moved to approve the final plat for North Seal Subdivision of Lot 14, Parkside Subdivision with the four conditions in the Staff Report dated August 5th, Councilor Lakin seconded, and the motion carried unanimously on a roll call vote.

POLICY MATTERS

9. Joint Session with the Planning Commission to receive a presentation from the Telluride Foundation regarding a proposed workforce housing project

The Council met with all members of the Planning Commission to hear a presentation from Paul Major and David Bruce with the Telluride Foundation, regarding a proposed workforce housing project.

Paul Major presented a proposed project for “public benefit” which “gives tools” to the community “to solve the problem of affordable housing for workforce”. He noted the project can “deliver homes at the most affordable prices” through low cost capital financing at “below market rate”; the use of modular construction; constructing all electric homes with photovoltaic systems.

David Bruce presented two different approaches to “land use” and “conceptual construction scenarios” on a parcel of property at the end of S. Laura Street, which is zoned Historic Residential. The first option of 12 units would be six sets of double townhomes and the second option, 16 units in two sets of five plex townhomes and three sets of double townhomes. He noted construction costs are at the “most expensive” they have been and to assist in lowering costs the Town would be asked to “expedite the PUD process”, “support higher density” on the property, apply for grant funding for infrastructure use though House Bill 1271, which would require the Town to “change land use codes”.

There were questions from the Planning Commission, and discussion between the Town Council, Planning Commission and applicants. The Council and Planning Commission expressed concerns with the proposed option to construct 16 units on the parcel.

Mr. Major noted the homes would be deed restricted and managed by a housing authority; could not be rented; would have a three percent cap on resale; applicants would be chosen

through a lottery process to persons who live eight months of the year in Town, and work in the community, with an annual income of \$45,900.

There were questions, comments and concerns regarding the proposal to narrow the street to one lane, from audience members Jack Petruccili, Pat Willits, Tom McKenney, Jim Nowak and Ben Tisdal.

Mr. Bruce noted they are targeting submittal of application on December 1st, and “breaking ground by March 15th”.

10. Appointment of members to the newly formed Creative Main Street Group

Staff Report from Diedra Silbert, Community Initiatives Facilitator, presenting a request to appoint members to the newly formed Creative Main Street Group.

Facilitator Silbert reported members of the new proposed group would be Councilmember Grambley, Brenda Ratcliff, Joan Chismire, Amanda Gabrielson, Hilary Lewkowitz, Sue Husch, Tammee Tuttle, Vanessa Backer, Michi Countryman, Guthrie Castle, Jill McCord, Alison Etheridge, Arielle Bielak and Clifford Pastor.

ACTION:

It was moved by Mayor Pro Tem Meyer to approve the creation of the Creative Main Street Group with the 14 members as presented, seconded by Councilor Lakin, and carried unanimously on a roll call vote.

11. Revision of Long-term Implementation and Master Plan for the Ridgway Visitor Center and Heritage Park

Staff Report dated 7-7-21 from the Community Initiatives Facilitator presenting recommendations, and a proposed implementation plan from the Heritage Park-Visitor Center Advisory Committee.

Facilitator Silbert explained the Council approved formation of a 15 member advisory committee to review the 2019 Master Plan for Heritage Park, including proposed improvements to the Visitors Center. A long term implementation plan and strategy revised as of June 2021, was presented to the Council including items to be addressed over the next seven years. These include addressing visitor center improvements, a public restroom, picnic shelter, storage space and design revisions.

ACTION:

Moved by Councilor Lakin, seconded by Councilmember Schuyler and unanimously carried by a roll call vote to adopt the Strategic Master Plan for the Ridgway Visitor Center and Heritage Park.

12. Submittal of application for Main Street Open for Business Energy Grant

Staff Report from the Town Manager dated 8-5-21 requesting Council approval to submit an application for SB21-252 Main Street Open for Business Program Heritage Energy Grant funds.

Manager Neill explained the Department of Local Affairs is offering grant funds for a pilot energy program to assist historic buildings with energy efficiency and sustainability. The funds can be used for energy efficiency improvements while preserving the building, and

application must be made by the local jurisdiction on behalf of private property owners. Staff is requesting Council approval to make application on behalf of The Bank Building on Clinton Street. The funds will be used to replace windows and doors, he explained, along with repairing brick on the outside of the building.

Speaking from the audience Jake Nice suggested that a full energy audit also be performed.

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Ferrelli and carried unanimously on a roll call vote to approve submittal of a SB21-252 Main Street Open for Business Program Heritage Energy Grant Application to the Department of Local Affairs.

13. Revocable Encroachment Permit for the Space to Create Project

Staff Report from the Town Manager dated 8-5-21 presenting a revocable encroachment permit for the Space to Create Project.

The Town Manager explained the requested encroachment permit will allow for a six inch water service line to be used for a fire suppression system to run parallel under the sidewalk for approximately 40 feet before entering the building. The request is being made after it was determined the original plan to extend the existing line into the building is not allowed under National Fire Protection Association regulations. He stated the approach is not desirable from staffs perspective, but is preferred to abandoning the existing water tap and cutting into the sidewalk to install a new water tap and service line.

ACTION:

Mayor Pro Tem Meyer moved to approve the revocable encroachment permit for the use of Town right-of-way. The motion was seconded by Councilor Ferrelli, and after a call for the vote, was approved unanimously on a roll call vote.

14. Colorado Department of Local Affairs Use Covenant and Regulatory Agreement relative to the Space to Create Project

Town Manager Staff Report dated 8-5-21 presenting a request from the Department of Local Affairs (DOLA) Division of Housing.

Manager Neill reported the Department of Local Affairs Division of Housing is requesting, as a condition to the disbursement of grant funds for the Space to Create Project, the Town to execute and record a covenant pertaining to the real property to ensure rental and occupancy limitations associated with the grant program are met. He noted the restrictions are also in conformance with the low income housing tax credit financing from the Colorado Housing and Finance Authority.

ACTION:

Councilor Lakin moved to authorize Mayor Clark to sign the DOLA Use Covenant and Regulatory Agreement, seconded by Mayor Pro Tem Meyer the motion carried unanimously on a roll call vote.

15. Presentation of Ordinance amending Landscape Regulations

Staff Report from Planning Consultants TJ Dlubac and Katie Schwarz presenting background and proposed changes to landscape regulations.

Katie Schwarz with Community Planning Strategies presented proposed updates to the landscape regulations. She reported one of the goals of the comprehensive plan update was to update the landscape regulations, which will change several sections of the municipal code. She presented the proposed changes to the Council, noting they have been reviewed by the Planning Commission.

There were comments by the Council.

ACTION:

Mayor Pro Tem Meyer moved to introduce Ordinance No. 06-2021 Enacting a New Chapter 7-7 of the Ridgway Municipal Code Titled "Landscape Regulations" and Amending Chapter 6-1 "Building Regulations", Chapter 6-6 "Residential Design Standards", Chapter 7-3 "Zoning Regulations", and Chapter 7-4 Subdivision Regulations". Councilor Lakin seconded. The motion carried unanimously on a roll call vote.

16. Recession of emergency restrictions on burning and fires within the Town

The Town Manager explained on July 23rd the Town joined other local agencies and jurisdictions in the region and transitioned out of fire restrictions. The recession requires confirmation of the Town Council, he noted.

ACTION:

Mayor Pro Tem Meyer moved to confirm the recession of emergency restrictions on burning and fires within the Town of Ridgway, seconded by Councilor Beck the motion carried unanimously on a roll call vote with Councilor Lakin abstaining.

17. Change of water restrictions from mandatory to voluntary

The Town Manager reported staff feels comfortable in changing water restrictions from mandatory to voluntary based on lessened demands on the water system.

ACTION:

Mayor Pro Tem Meyer moved to confirm the recession of mandatory water restriction back to voluntary. The motion was seconded by Councilor Ferrelli and carried unanimously on a roll call vote.

18. Appointment to the Colorado Municipal League Policy Committee

The Town Manager reported the Colorado Municipal League Policy Committee is requesting a representative from the Town to participate in virtual platform meetings.

It was agreed the Town Manager would represent the Town, and the Town Attorney serve as the alternate.

MISCELLANEOUS REPORTS

The Town Manager presented a written progress report on the 2021 Strategic Plan; and noted the date of the budget retreat has ben changed to October 23rd. Manager Neill highlighted some of the items contained in the monthly managers report.

Councilor Schuyler reported on the Fairgrounds Committee.

ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk