

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
FEBRUARY 9, 2022

CALL TO ORDER

Pursuant to the Town's Electronic Participation Policy, the Town Council met via Zoom Meeting, a virtual meeting platform.

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

CONSENT AGENDA

1. Minutes of the Regular Meeting of January 12, 2022.
2. Minutes Joint Workshop Meeting of January 27, 2022.
3. Minutes Workshop Meeting of January 27, 2022.
4. Register of Demands for February 2022.
5. Renewal of brew pub liquor license for Colorado Boy Depot.
6. Request for water leak adjustment for Account 7320.1/Sagal.

ACTION:

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

PUBLIC COMMENTS

Tanya Ishikawa reported the Board of the Uncompahgre Watershed Partnership has presented the annual partnership award to the Town, and thanked the Council for participation and the river study conducted last year.

Vicki Hawse requested the Council consider allowing "more public input" on the use of "chemical herbicides" to discuss other options, and receive information on "short and long term effects on the eco-system". She noted if the Town implements new regulations it will "eliminate the ability" to apply for "Bee City USA" status. She suggested the Council "revise the vote" from the previous meeting and approve as an "emergency one time use" the application along the river, and "hire people to manually pull weeds instead of asking citizens to do the work".

There were comments by the Council.

Kuno Vollenweider reported a new street light was installed at the corner of Mary and Moffat which does not meet requirements under the Dark Sky ordinance. He expressed concerns with the amount of traffic on Moffat Street, noting it is being used as "bi-pass". He also reported ongoing trespassing across private property on Marion Overlook to access the secondary school.

There was discussion by the Council.

7. Introduction of new Community Initiatives Facilitator

The Town Manager introduced the new Community Initiatives Facilitator, Tera Couchman Wick, who began employment with the Town on January 18th. Ms. Wick presented a brief background of her employment history.

8. Presentation of idea for speed mitigation on Amelia Street

Lucy Boody explained as a resident on South Amelia Street she has witnessed vehicles speeding, and stated it is “dangerous” and creates dust. She proposed the use of “planter troughs in the middle of the road” to slow traffic. She explained the troughs can be moved with a fork lift and placed on a seasonal basis, noting “watering” and the “seasonal relocation” would be the only detriments to the idea.

There were comments and discussion by the Council. It was agreed to solicit input from the Public Works and Marshals Departments, and ask the Town Engineer to review the model traffic code, and discuss the request at another meeting.

POLICY MATTERS

9. First Amendment to Development Agreement with Lena Commons, LLC

Staff Report dated 2-5-22 from the Town Attorney presenting a proposed First Amendment to the Development Agreement with Lena Commons LLC dated 8-9-19.

Town Attorney Nerlin reported at the November Council Meeting Lena Commons requested amendments to the Development Agreement to change the units designated as deed restricted housing, and the Council agreed. He explained the amendment will alter the deed restricted units from Lots 1E, 4E and 1B to Lots 1E, 2E and 3E.

ACTION:

Councilor Lakin moved to approve the First Amendment to Development Agreement between Lena Commons LLC and the Town seconded by Mayor Pro Tem Meyer and on a roll call vote, the motion carried unanimously.

10. Development Agreement between Alpine Homes-Ridgway, LLC

Staff Report dated 2-5-22 from the Town Attorney presenting a proposed Development Agreement with Alpine Homes-Ridgway LLC.

Attorney Nerlin reported on 11-10-21 the Council approved the Preliminary Plat and Planned Unit Development for Riverfront Village, developer Alpine Homes-Ridgway LLC. Approval of the documents was subject to additional terms and conditions, and the proposed Development Agreement includes these terms and conditions. He explained under the Development Agreement Alpine Homes-Ridgway is required to provide four units of deed restricted housing; design and install an offsite sewer line to connect to development east of Highway 550; provide perpetual easements to the Town for a pedestrian trail and installation of a Town identification sign. The Town would provide installation of stormwater/drainage facilities which benefit Riverfront Village onto Town property; waivers and variances for townhouse dwellings in the General Commercial District; conditional use for buildings over

10,000 square feet, and up to 35 feet in height in the General Commercial District. He noted there is one outstanding issue in the proposed document, the qualifying amount for deed restricted units, and recommended the Area Median Income (AMI) be set between 100-125%.

Tom Kennedy, attorney for Alpine Homes-Ridgway LLC explained the development will include two one bedroom units, and two two bedroom units for affordable housing, which “we are proposing to put on the market at a responsible pricing structure”. He stated with current construction costs “it’s challenging to meet the 100% - 125% AMI the Town Attorney is proposing”.

Glen Becker with the Riverfront Village development team, explained using proposed construction costs and “adding 3%” the AMI calculation “would be higher”. He stated “our general contractor has seen a ten percent increase in construction costs since the fall” and “interest rates” are projected to be “up one percent by 2023”. He presented a summary of estimated construction costs for the deed restricted 2 bedroom units at \$461,760 and 1 bedroom at \$504,126 and stated that would be 130% to 150% AMI, “well below the cost of a each unit”.

There were questions from the Council and it was noted the Ouray County AMI by household was calculated in 2021 at \$77,700.

Developer Joel Cantor noted “we need to pass costs on” and “the term now used is what is obtainable”. He suggested the Town “could allow local buyers to rent out” or short term “the units to off set their costs”.

The Town Attorney suggested using 125% in the document, and after actual construction costs are received there could be further discussion.

Mr. Cantor offered to donate “\$50,000 to a Ridgway affordable housing trust”.

There was discussion by the Council.

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilmember Schuyler and unanimously carried by a roll call vote to approve the Development Agreement between the Town of Ridgway and Alpine Homes-Ridgway LLC with the AMI at 125%, with the agreement to look at the AMI once costs are in, and look at use of an existing housing trust.

11. Presentation of financial status and marketing and promotion activities of the Ridgway Area Chamber of Commerce

Ashley Perkins and Adam Dubroff representing the Ridgway Area Chamber of Commerce, presented the 2021 Budget and Annual Report.

ACTION:

It was moved by Councilmember Schuyler and seconded by Councilor Grambley to accept the Chamber budget as presented. After a roll call vote the motion carried unanimously.

12. Lease Agreement with the Ridgway Community Garden

Staff Report from the Town Manager dated 2-3-22 presenting a draft lease agreement with the Ridgway Community Garden for use of a portion of Green Street Park.

Manager Neill explained the Community Garden is requesting a long term lease of the 1.1 acre parcel within the seven acre Green Street Park, noting the current six year lease agreement expires on 2-17-22.

Agnieszka Przeszlowska speaking on behalf of the Community Garden, explained the relocation to Green Street Park began in 2014, with the garden opening for use in 2019 “through the support of” grants, sponsors, fund raising events and rental fees of members. She reported the organization has received non-profit status, and last year the garden “served 78 adults and 52 children”. Currently the garden is fully fenced; contains 50 raised beds; has a wash station, shed, shade structure, compost area; leases an area to the Ridgway Apiary; partners with the schools and Voyager Youth Program and supports the local food pantry. The next phase of the garden includes developing garden build out into the remaining .48 acres; expanding the children’s area; installation of elevated beds; permaculture; flowering beds and art installations. She stated the organization is requesting a twenty year lease.

ACTION:

Councilor Schuyler moved to approve the lease agreement between the Town and Ridgway Community Garden for the use of a portion of the Green Street Park as a Community Garden with a term of twenty years. Councilor Grambley seconded the motion, which carried unanimously on a roll call vote.

13. Resolution No. 22-02 Establishing the Athletic Park Pavilion Concession Area Fee Schedule

Town Manager Staff Report dated 2-2-22 presenting a resolution establishing a fee for the Athletic Park Pavilion Concession Area.

Manager Neill reported staff is proposing creating fees for the concession area in the Athletic Park to be in line with fees for other facilities, with a daily use fee of \$50.

ACTION:

Moved by Mayor Pro Tem Meyer to approve Resolution No. 22-02 Establishing the Athletic Park Pavilion Concession Area Fee Schedule, seconded by Councilor Beck, the motion carried unanimously on a roll call vote.

Council took a recess at 7:40 p.m. and reconvened the meeting at 7:45 p.m.

14. Sponsorship request for San Juan Rural Philanthropy Days Conference

The Town Manager reported the Town will be hosting the San Juan Rural Philanthropy Days Conference June 7-9th and a request has been made for the Town to become a sponsor at the \$2500 level. Manager Neill noted funds are contained in the annual budget under Council Initiatives.

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Grambley and approved by a roll call vote to approve the donation of \$2500 to be a gold level sponsor for the San Juan Rural Philanthropy Days Conference.

15. Application for grant funds for Affordable Housing Development Incentives

Manager Neill explained staff has prepared and submitted the required documents for the pre-application process for House Bill 21-1271 affordable housing development incentive grant funds, and has just received an invitation to make application for grant funding. He noted the grant will be made on behalf of the Telluride Foundation, Rural Homes Project. The grant process requires Council authorization to submit an application.

ACTION:

Councilor Lakin moved to authorize staff to apply for the House Bill 21-1271 Affordable Housing Incentives Grant, seconded by Mayor Pro Tem Meyer, the motion carried on a roll call vote.

MISCELLANEOUS REPORTS

Manager Neill highlighted some of the items contained in the monthly managers report.

The Town Clerk presented a background on the Love Your Valley Festival.

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 regarding the installation of certain infrastructure and improvements and cost sharing of the same with Lena Street Commons, LLC.

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 and Town Manager at 8:10 p.m.

The Council reconvened to open session at 8:40 p.m.

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk