

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
MAY 11, 2022

CALL TO ORDER

The meeting was held both in person and via a virtual meeting portal, Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor called the meeting to order at 5:35 p.m. The Council was present in its entirety with Councilors Enochs, Grambley, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

CONSENT AGENDA

1. Minutes of the Regular Meeting of April 13, 2022.
2. Register of Demands for May 2022.
3. Request to use a portion of S. Railroad Street for parking lot sale on May 27th.

ACTION:

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

PUBLIC COMMENTS

Teddy Guest inquired into which agency is responsible for maintenance of Highway 62 going north from Town, noting the need for road clean up.

Val Swartz reported the County is holding a county wide dark skies event on May 27th.

PUBLIC REQUESTS AND PRESENTATIONS

4. Proclamation declaring May 2022 as Mental Health Awareness Month

The Mayor asked the Council to adopt a proclamation declaring May as Mental Health Awareness Month, and noted the importance of changing the public attitude towards mental health.

ACTION:

Moved by Councilor Enoch, seconded by Councilor Schuyler to proclaim May 2022 as Mental Health Awareness Month. The motion carried unanimously on a roll call vote.

5. Annual presentation from the Ridgway Youth Advisory Council

Manager Neill reported during the 2021-2022 school year the Youth Advisory Council met seven times and received presentations prepared by staff.

Anna Bartschi, who acted as Mayor to the Advisory Council, presented an overview of discussions and projects undertaken during the school year.

Each member of the board addressed the Council and presented why they joined the Advisory Council, and what they learned. The members were Copper Ahern, Anna Bartschi, Kayla Bolane, Maizy Gordon, Gillian Jordan, Indigo Krois, River Randolph, Eleni Wallin and Kaitlyn Winkelmann.

6. Request to use right-of-way and block N. Cora Street between Roundhouse and Railroad for community block party

The Town Clerk presented a request to hold the second annual Community Block Park on N. Cora Street on August 25th.

ACTION:

Mayor Pro Tem Meyer moved to approve the block party blocking streets between N. Cora and Roundhouse and Railroad on August 25th from 5:00 until dark, Councilor Enochs seconded and the motion carried unanimously on a roll call vote.

7. Presentation from new President/CEO of the Telluride Foundation

Jason Corzine introduced himself as the new President and CEO of the Telluride Foundation. He gave a small presentation on the 20 year history of the non-profit organization in San Miguel County, and it's "short history" in Ridgway and Ouray County; and his background working with non-profits. He stated "my commitment to you" is to "bring resources to this fantastic community".

There were questions from the Council.

POLICY MATTERS

8. Award of bid for the Lena Street North Paving Project

Staff Report dated 5-4-22 from the Town Manager presenting a Notice of Award for the Lena Street North Project.

Manager Neill explained the Town issued a request for proposals for the Lena Street North Paving Project in late February, and bids were opened on March 31st. Two bids were received and after review, including checking references and taking into consideration input from the Lena Commons LLC partners in the project, staff is recommending awarding the bid to Ridgway Valley Enterprises in the amount of \$864,784.75.

He reported the project is identified as a capital improvement project in the 2022 Budget, and funding of \$425,000 was set aside over the last two budget cycles to meet the Town's financial obligation of 40% of the project. Project Management is not included in the construction bid, he noted, and would be approximately an additional 5% of the project, or \$146,000.

There were questions from the Council.

Tom Kennedy, attorney for Lena Street Common LLC stated the development company "supports the award of the bid".

There was a question from the Council, and the Town Engineer explained, if awarded the contract is a fixed price.

ACTION:

Councilor Schuyler moved to issue Notice of Award for the Lena Street North Project to Ridgway Valley Enterprises, Inc as presented and contingent upon Lena Commons LLC depositing its share of the cost of the project into the escrow account held and maintained by the Town and dedicated exclusively for use by the parties in connection with the Project Development and Implementation Agreement for the payment of the cost of the project. Mayor Pro Tem Meyer seconded the motion which carried unanimously on a roll call vote.

9. Updated Development Agreement with Alpine Homes-Ridgway, LLC

The Town Attorney presented an updated Development Agreement with Alpine Homes-Ridgway LLC for the Riverfront Village PUD.

Town Attorney Nerlin stated the Development Agreement for Riverfront Village PUD outlines contingencies prior to approval of a plat map. The development, which contains commercial, multi family and townhouse dwelling units, includes Town stormwater infrastructure which is now included in the agreement.

Tom Kennedy, attorney for developer Alpine Homes-Ridgway LLC, stated “we are good with the changes” and “encourage you to move forward”.

ACTION:

Mayor Pro Tem Meyer moved, with the second by Councilor Lakin to approve the updated development agreement between Alpine Homes-Ridgway LLC and the Town of Ridgway, and the motion carried unanimously on a roll call vote.

10. Temporary Access Agreement with Echo Properties Corp., Railroad Depot Funding LLC, Ridgway Railroad Museum and Ouray County Ranch History Museum

Staff Report from the Town Attorney presenting a temporary access agreement with Echo Properties Corp., Railroad Depot Funding LLC, Ridgway Railroad Museum and Ouray County Ranch History Museum for access off N. Railroad Street until December 31, 2022.

Attorney Nerlin explained the agreement allows three access points from N. Railroad Street to two parcels of land owned by Echo Properties and leased for fifty years to the Railroad Depot and the Ranch History Museum. He reported the Council has entered into a series of temporary access agreements with the entities for access to the parcels since 2017, and it is hoped that a “long term solution” will be reached.

ACTION:

It was moved by Mayor Pro Tem Meyer to approve the Temporary Access Agreement between the Town or Ridgway and Echo Properties Railroad Depot Funding, the Ridgway Railroad Museum and the Ouray County Ranch History Museum. Councilor Grambley seconded the motion which carried unanimously on a roll call vote.

11. Resolution No. 22-06 Establishing a Community Sustainability Advisory Board

Staff Report dated 5-5-22 from the Town Manager presenting a resolution to form a Community Sustainability Advisory Board.

The Town Manager noted the Council has received numerous requests for a Town sanctioned sustainability committee to provide opportunities for residents to present input on priorities, support implementation of local climate action plans and make recommendation to local governing boards. It was estimated the board would meet once a month, and be overseen by Town staff.

There was discussion by the Council regarding Council representation on the board. It was agreed to change the proposed resolution to state preferred members would be Town residents, and no prior experience would be necessary.

ACTION:

Moved by Mayor Pro Tem Meyer seconded by Councilmember Schuyler and unanimously carried by a roll call vote to adopt with the modification that not everyone needs to be experienced in this, Resolution No. 22-06, A Resolution of the Town Council of The Town of Ridgway, Colorado Establishing the Town of Ridgway Sustainability Advisory Board, and we will appoint a member from Council as the Ex-Officio Councilmember on the Sustainability Advisory Board at a later date.

12. Purchase of security fencing for Ridgway Water Treatment Plant

Staff Report from the Town Manager dated 5-4-22 presenting an expenditure contained in the 2022 Fiscal Year Budget to fence the water treatment plant.

The Town Manager explained staff has procured quotes for security fencing to be installed around the water treatment plant, water tanks and generator; the project is contained in the current year budget. Two quotes were received and staff is recommending using the lowest bid from Taylor Fence Company in the amount of \$57,366 to furnish and install the chain link security fence.

ACTION:

Moved by Mayor Pro Tem Meyer to approve the deviation from procurement procedures, waive the formal request for bid process for acquisition of equipment and authorize the purchase of a security fence from Taylor Fence Company of Grand Junction in the amount of \$57,366 and authorize staff to enter into a purchase agreement for said equipment, seconded by Councilor Schuyler, the motion carried unanimously on a roll call vote.

13. Grant application to the Department of Local Affairs Rural Economic Development Initiative Program

Staff Report from the Town Manager dated 5-4-22 requesting affirming a grant application made on April 21st to the Department of Local Affairs Rural Economic Development Initiative Program to support the rehabilitation and restoration of the Old Post Office, at 540 Clinton Street.

Mayor Clark explained he asked the Town Manager to write the grant “at the last minute” to help the property owners, by requesting \$150,000 for rehabilitation of the Old Post Office building. He noted if awarded, the Town will be the administering agent. The application requires Council approval, and he asked the Council to ratify the action.

ACTION:

Moved by Councilor Schuyler, seconded by Mayor Pro Tem Meyer and approved unanimously by a roll call vote to affirm the submission of the REDI Program grant application to the Department of Local Affairs to support the rehabilitation and restoration of the Old Post Office at 540 Clinton Street.

14. Annual scholarship to local high school senior

Mayor Clark announced he and Councilor Lakin are on the Scholarship Committee, which received two applications this year for the annual scholarship to be awarded next week.

MISCELLANEOUS REPORTS

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

Councilor Grambley presented an update on the Creative Main Street Committee.

EXECUTIVE SESSION

The Town Attorney suggested the Council enter into a closed session pursuant to CRS 24-6-402(4)(b) for the purpose of receiving legal advice and pursuant to CRS 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations regarding Ridgway Land Company Subdivision Improvements and Lien Agreement.

ACTION:

Councilmember Lakin moved to enter into closed session pursuant to CRS 24-6-402(4)(b) and (e). Mayor Pro Tem Meyer seconded and motion carried unanimously on a roll call vote.

The Council entered into closed session with the Town Attorney, Town Manager, Town Clerk and Town Engineer at 7:15 p.m.

The Council reconvened into open session at 7:40 p.m.

ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk