

RIDGWAY TOWN COUNCIL
MINUTES OF SPECIAL MEETING
APRIL 17, 2023

CALL TO ORDER

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

The Mayor called the meeting to order at 5:30 p.m. in the Community Center at 201 N. Railroad Street, Ridgway, Colorado. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

WORK SESSION

1. Overview Presentation of Ownership, Lottery Procedure and Application Process Related to Ridgway Wetterhorn Homes Project

Paul Major and the administrative team of Ridgway Homes, LLC updated the Council regarding the lottery process, the lottery timeline, application criteria, rules for the qualifying tenants, resale of units, entity ownership and the administrative process, policies and procedures for the fourteen deed restricted units. The lottery drawing is scheduled for June 15 and the homes should be ready for families to move to sometime in August. The Council discussed the points with the Wetterhorn Team and received clarification.

POLICY MATTERS

2. Resolution No. 23-08, *Creating a Workforce and Affordable Housing Committee*

Town Attorney Bo Nerlin noted the goal of the resolution is to establish an administrative committee in lieu of a housing authority that will administer the Wetterhorn deed restrictions and others, and advised the committee should comprise of the Town Council.

ACTION:

Mayor Pro-Tem Meyer moved to approve Resolution No. 23-08, *Creating a Workforce and Affordable Housing Committee*. Councilor Lakin seconded the motion, and it was carried unanimously on a roll call vote.

3. Fee Waiver Request from Ridgway Homes LLC for the Wetterhorn Homes Project

The Town Manager advised the Town Council regarding the costs to the Town for the request. He said the building permit fees, water/sewer connections, zoning, legal, utility impact and plan review fees parallel the Development Agreement which outlines \$168,000 in waived fees. He reported an additional \$71,194 in waived fees not outlined in the Development Agreement. Manager Neill said costs to the Town to obtain and manage the grant monies received from the State of Colorado on behalf of the Wetterhorn project, labor and materials cost for the Frederick and Mary streets culvert, outstanding and future legal and engineering fees have not been calculated.

Paul Major of Ridgway Homes LLC said the savings from waived fees will help to lower the total costs of the project.

The Council agreed to waive the requested fees to include current outstanding legal and engineering fees. The development team would then need to request reimbursement for future legal and engineering fees after they have been incurred.

ACTION:

Councilor Lakin moved that the Town of Ridgway waives the building permit and plan check fees, development excise tax, equipment and labor for meter/can/MXU installation, outstanding legal fees and outstanding engineering fees for the Wetterhorn project. Councilor Grambley seconded the motion, and it was carried unanimously on a roll call vote.

WORK SESSION

4. Discussion Regarding Dedicated Revenue Source for Affordable Housing

Staff Report dated April 13, 2023, regarding dedicated revenue sources from Town Manager Preston Neill.

The Town Manager presented the Staff Report and asked for the Council's direction to craft a ballot initiative.

The Council discussed revenue options with staff, Adam Dubroff, Board President for the Ridgway Chamber of Commerce, Ben Jackson and Pearson Handlin, members of Ridgway Suites, LLC, and Tanya Ishikawa, Ridgway Chamber of Commerce Board Secretary.

The Council agreed a lodging tax increase would be the logical revenue source.

The Town Council directed staff to prepare a regional comparison of lodging tax rates, and explore affordable housing mitigation fees and procedures, as a revenue source for affordable housing.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk

