

RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
APRIL 9, 2025

OATH OF OFFICE

The Town Clerk administered the oath of office to recently elected Council Members Polly Kroger, Beth Lakin and Michelle Montague.

ADJOURN TO MEETING OF THE WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

The Council entered into a meeting as the Ridgway Workforce and Affordable Housing Committee at 5:30 p.m. and convened into the regular meeting at 5:50 p.m.

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 5:50 p.m. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Montague, Scoville, Schuyler and Mayor Clark in attendance.

CONSENT AGENDA

1. Minutes of the Regular Meeting of February 12, 2025.
2. Minutes of the Regular Meeting of March 12, 2025.
3. Register of Demands for April 2025.
4. Renew tavern liquor license for Steps Tavern.
5. Renewal of tavern liquor license for Steps Patio.

**ACTION:**

It was moved by Councilmember Kroger, seconded by Councilor Schuyler and carried on a roll call vote with Councilor Montague abstaining to approve the consent agenda.

POLICY MATTERS

Town Manager Neill suggested since the Mayor is connected via a virtual portal, the Council consider appointing a temporary Mayor Pro Tem for the meeting in case of loss of internet conductivity.

**ACTION:**

Councilor Kroger moved to appoint Beth Lakin Mayor Pro Tem for this meeting. Councilmember Grambley seconded, and the motion carried unanimously on a roll call vote.

## PUBLIC REQUESTS AND PRESENTATIONS

### 6. Update on the Home Trust of Ouray County Parkside Townhomes project

Andrea Sokolowski with the Home Trust of Ouray County reported the Parkside Townhomes project will be ready for occupancy on April 15<sup>th</sup>. The project was completed with many donations, including a number from the Town. The project was constructed with financing of \$647,923 and donations and grants totaling \$382,301. The homeowner selection process was undertaken in conjunction with Housing Resources to ascertain income and assets; and a selection committee reviewed five applications and based on a point system, two families were chosen to purchase the units. The project was set at 120% AMI and below, and the home buyers selected were at 105 AMI and below. Each of the two housing units have 1,582 square feet of living space with a 276 square foot garage. She explained “market rate cost” is \$293.06 a square foot, the “hard costs at market rate” \$213.09 per square foot, and the Home Trust costs “which we are passing on to the homebuyers” was \$177 square foot, “well under budget”.

### 7. Request for closure of South Lena Street to Hyde Street Intersection for 40<sup>th</sup> Anniversary Party of Ridgway Hardware

Stephen Laster requested permission for closure of South Lena Street, after the entrance to Mountain Market, to the Hyde Street intersection, on June 14, 2025 from 12:00 p.m. to 4:00 p.m. to celebrate the 40<sup>th</sup> Anniversary Party of Ridgway Hardware.

There were questions from the Council.

## ACTION:

Moved by Councilor Montague to approve the request to block South Lena Street, after entrance to Mountain Market, to Hyde Street intersection, on June 14, 2025 from 12:00 p.m. to 4:00 p.m. for the 40<sup>th</sup> Anniversary Party of Ridgway Hardware. After a second by Councilor Grambley a call for a roll vote carried unanimously.

### 8. Quarterly update from the Ridgway Sustainability Advisory Board

Dave Jones with the Town Sustainability Advisory Board presented the boards first quarterly report, and reviewed the goals established for 2025. These included request adoption of a resolution establishing a net-zero goal by 2030; establish a ‘road map’ to net zero; provide quarterly updates to the Town Council; draft and recommend idle-free regulations; conduct two educational outreach meeting events; work to align out region to an approach for the 2024 International Energy Conservation adoption; evaluate a goal date for Town construction projects to be all electric; work to decrease event waste by encouraging composting and recycling; recommend options for incentives and rebates for participation in local composting; increase local natural food production and consumption; recommend options for instituting a turf replacement program; explore potential wildlife corridors and mitigating speeding on US Highway 550 and State Highway 62.

## POLICY MATTERS

### 9. Resolution No. 25-06 Reaffirming Ridgway's Commitment to Climate Action

The Town Manager noted the first 2025 goal for the Sustainability Advisory Board is also included in the Town 2025 Strategic Plan, which is to establish a goal for net zero carbon emissions by 2030. He presented a resolution which establishes the goal along with an all electric net zero energy use policy for housing projects with financial investments from the Town.

There were comments from the Council.

Speaking from the audience Jake Niece suggested the resolution refer to fossil fuel gases, or include reference to propane gas.

The Town Attorney stated the document is not an amendment to the building code, but a step towards achieving a goal.

There were discussion by the Council.

#### ACTION:

Councilor Kroger moved to approve Resolution No. 25-06 Reaffirming Ridgway's Commitment to Climate Action, Establishing a Goal for Net Zero Carbon Emissions, and Establishing an All Electric, Net Zero Energy Use Policy for Housing Projects with Financial Investment from the Town of Ridgway, with a change to the language regarding fossil fuel, Councilor Lakin seconded and the motion carried on a roll call vote with Councilor Scoville voting no.

### 10. Letter of support for the Town application to the Colorado Department of Local Affairs Housing Planning Grant Program to support the Housing Needs Assessment Project

Planner Kemp presented a letter of support needed for the housing planning grant application being made to the Colorado Department of Local Affairs for a housing needs assessment and a housing action plan. She noted the Town has also received a letter of support from Ouray County. The Planner explained there are funds budgeted for the study which can be used as the 25% local match if the application is successful.

#### ACTION:

Councilor Lakin moved to approve the letter of support for the Housing Planning Grant Program from the Department of Local Affairs. Councilor Kroger seconded the motion, which carried unanimously on a roll call vote.

## PUBLIC HEARINGS

### 11. Adoption of Ordinance No. 01-2025 Amending Zoning Regulations and Short-Term Rental Regulations

Staff Report dated 4-4-25 from the Town Planner presenting proposed code amendments to Short Term Rental regulations.

Planner Kemp noted Council introduced the ordinance at the previous meeting, and then reviewed proposed revisions to the current provisions.

ACTION:

Councilor Lakin moved to approve Ordinance No. 01-2025 Amending Section 7-4-6 (N) Short Term Rental Regulations and Section 8-5 Short Term Rentals of the Ridgway Municipal Code. Councilmember Kroger seconded and the motion carried unanimously on a roll call vote.

12. Adoption of Ordinance No. 02-2025 Amending Chapter 11 of the Ridgway Municipal Code Concerning the Sale of Dogs and Cats Born or Raised in Inhumane Commercial Breeding Facilities

Manager Neill reported at the September 11, 2024 meeting, after a public presentation, staff was directed to prepare an ordinance enacting regulations to ban the sale of dogs and cats raised in inhumane commercial breeding facilities. He noted Council introduced the ordinance at the previous meeting.

ACTION:

Moved by Councilmember Schuyler, seconded by Councilor Grambley to adopt on second reading, Ordinance No. 02-2025, an Ordinance of the Town of Ridgway Colorado Amending Chapter 11 of the Ridgway Municipal Code Concerning the Sale of Dogs and Cats Born or Raised in Inhumane Commercial Breeding Facilities. After a call for the vote the motion carried unanimously on a roll call vote.

POLICY MATTERS (Continued)

13. Approval to expend budgeted funds and enter into a contract for purchase of two patrol vehicles for Marshals Department

Staff Report from Marshal Schmalz requesting authorization to expend budgeted funds for purchase of patrol vehicles.

The Marshal reported funds were budgeted to purchase a Ford Power Boost Hybrid Truck and an EV Lighting Truck. The trucks were ordered months ago, and have been outfitted and equipped for police use, and are now ready for delivery.

There were comments by the Council.

ACTION:

Moved by Councilor Lakin, seconded by Councilmember Schuyler, the motion to authorize staff to expend budgeted funds and enter into a contract with Western Slope Ford for the purchase of a fully equipped Ford F150 Power Boost Hybrid Truck and a fully equipped Ford F150 Lighting EV Truck for a price not to exceed \$171,000 carried unanimously on a roll call vote.

14. Water Lease Agreement with the Hess Family Trust

The Town Manager presented a lease agreement for use of a water right from Tidwell Ditch for  $\frac{1}{4}$  of one cubic foot of water per second, or 0.25 c.f.s. He explained Joe Hess has generously agreed to lease to the Town from a senior water right on the ditch, for the remainder of the year. He noted this is a "huge win for the Town" as the diversion at Beaver Creek which is blocking the Town from receiving water, will not be repaired until late in the year.

The Mayor noted this is a “very generous offer” and Mr. Hess “stepped up to help the Town in a very tough time”.

ACTION:

Councilor Schuyler moved to approve the Water Lease Agreement dated April 1, 2025 between the Hess Family and the Town of Ridgway. Councilor Lakin seconded and the motion carried unanimously on a roll call vote.

15. Ridgway Area Trails Group annual bike ride

Staff Report from the Town Clerk dated 4-1-25 presenting requests for the Ridgway Area Trails Group.

The Clerk reported the annual Ridgway Area Trails Group event will be held on June 6<sup>th</sup> and 7<sup>th</sup> at MTN Lodge on Palomino Trail. The bike ride will take place on the 6<sup>th</sup> and the organizers are seeking approval to use the southern end of Palomino Trail to start the ride which will travel from there along county roads. Additionally, this year they wish to use the lot to the south side of the Lodge for camping by participants; porta-potties will be staged on the property for use by riders and persons wishing to camp. She noted use of a Town street requires Council approval for use of a public right-of-way.

ACTION:

Moved by Councilor Montague, seconded by Councilmember Grambley to approve the request from Ridgway Area Trails Group to start the bike ride on Palomino Trail and allow camping on private property adjacent to MTN Lodge for use by riders in the event. The motion carried unanimously on a roll call vote.

16. Special Event Permit Application from Youth Advisory Council for a Pickleball Tournament at Ridgway Athletic Park

Staff Report from the Town Manager dated 4-4-25 presenting a request for a Special Event Permit from the Ridgway Youth Advisory Council.

Manager Neill announced the Youth Advisory Council has chosen a pickleball tournament for their annual fund raiser, at the Athletic Park on May 31<sup>st</sup>. Proceeds from the entry fees will be split between the Ridgway Pickleball Club and The Dolphin House Child Advocacy Center.

ACTION:

Councilmember Kroger moved to approve the Special Event Permit for the Youth Advisory Council, and provide authority to staff to approve event details. Councilor Schuyler seconded the motion which carried unanimously on a roll call vote.

17. Annual appointment of Mayor Pro Tem and review of Council representation on commissions, committees and boards

Staff Report from the Town Clerk dated 3-27-25 presenting a list of current Council representation on commissions, committees, boards and organizations; and noting the annual appointment of a Mayor Pro Tem.

The Mayor asked for nominations for a Mayor Pro Tem to serve until April of 2026.

## ACTION:

Moved by Councilor Schuyler to nominate Beth Lakin as Mayor Pro Tem, the motion was seconded by Councilor Kroger. The motion carried unanimously on a roll call vote.

The Council reviewed the list of representation on boards, committees, commission and organizations and decided to make the following changes: Councilor Montague will serve on the Ridgway Planning Commission with the Mayor; Council Montague will serve as representative to the Ouray County Joint Planning Board; Mayor Pro Tem Lakin will serve as representative on the Ouray County Water Users Association and Councilor Montague as the alternate; Councilor Montague will serve as representative on the Water and Land Committee for the Uncompahgre Valley.

The new list of representation is as follows:

### Committees & Commissions:

Ridgway Planning Commission - Councilor Montague and Mayor Clark

Ridgway Parks, Trails & Open Space Committee - Councilor Kroger

Ridgway FUSE - Councilor Grambley

Ridgway Sustainability Advisory Board - Councilor Schuyler; alternate - Mayor Pro Tem Lakin

Ridgway Scholarship Committee - Mayor Pro Tem Lakin and Mayor Clark

### Board Appointments:

Ouray County Weed Board - Mayor Pro Tem Lakin; alternate - Town Manager

Ouray County Joint Planning Board - Councilor Montague, citizens Rod Fitzhugh & Tom McKenney; alternate - Councilor Schuyler

Sneffels Energy Board - Councilor Schuyler and Town Manager; alternate - Mayor Clark

Region 10 Board - Mayor Clark

WestCO Dispatch Board - Town Marshal; alternate - Town Manager

Gunnison Valley Transportation Planning Region - Town Manager

Ouray County Transit Committee - Town Manager

Ouray County Water Users Association - Mayor Pro Tem Lakin; alternate - Councilor Montague

Water and Land Committee for the Uncompahgre Valley - Councilor Montague; alternate - Town Manager

Colorado Communities for Climate Action – Mayor Pro Tem Lakin; alternate - Town Manager

Colorado Municipal League Policy Committee - Town Manager

Home Trust of Ouray County - Town Manager

### Liaisons:

Chamber of Commerce - Councilmember Scoville

Communities That Care Coalition - Mayor Clark

Ouray County Fairgrounds - Councilor Schuyler

## MISCELLANEOUS REPORTS

The Council received in writing a copy of the 2025 First Quarter Update on Ridgway Wetterhorn Deed Restricted Community from Jim Kolnik, with Impact Development Services.

The Town Attorney gave an update on discussions regarding the street access request from the Railroad and Ranch History Museums.

The Town Manager presented an overview of the monthly written Managers Report.

Councilor Schuyler addressed the Sustainability Advisory Committee meeting.

Councilor Montague presented an update on the Planning Commission.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk