

RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
NOVEMBER 13, 2024

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. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Scoville, Mayor Pro Tem Meyer and Mayor Clark in attendance.

CONSENT AGENDA

1. Minutes of the Regular Meeting of September 11, 2024.
2. Minutes of the Workforce & Affordable Housing Committee meeting of September 11, 2024.
3. Minutes of the Budget Retreat Workshop on October 12, 2024.
4. Register of Demands for November 2024.
5. Renewal of Hotel Restaurant Liquor License for Chipeta Lodge-Resort Plus Spa.
6. Water leak adjustment for Account # 3070/Citizens State Bank.
7. Renewal of liquor license for Bella Vino Restaurant.

ACTION:

It was moved by Councilor Kroger, seconded by Mayor Pro Tem Meyer and unanimously carried to approve the consent agenda.

PUBLIC COMMENTS

Clark Gilbert representing the Ridgway Pickleball Club presented a letter of support for budgeting funds to prepare engineered documents for phase two of the Athletic Park.

Shawn Row and Shannon Wineberg addressed the Council regarding the Planning Commission current review of accessory dwelling unit regulations as they relate to short term rental and expressed concerns with the proposed changes.

PUBLIC REQUESTS AND PRESENTATIONS

8. Introduction of new Building Inspector Jordan Batchelder

The Town Manager introduced new Building Inspector Jordan Batchelder, noting he is being trained by current inspector Mike Gill, who will be retiring in March.

9. Presentation of annual report from the Ridgway Community Garden

Written report dated 10-22-24 from Christine Lance, Board President of the Ridgway Community Garden.

Ms. Lance displayed a PowerPoint and presented an annual report. Updates from the year included opening and closing dates of the garden; social events; creation of YouTube teaching videos; installation of a weather station; increase to 54 growing beds; a 72% membership renewal; weekly participation from Voyager Youth Program; partnership with the Ouray County Food Pantry, Voyager Youth Program and Ridgway Library; seed saving class; construction of new compost bins and a shed extension. A children's play area will be constructed in 2025.

10. Funding request from Telluride Foundation for a new Workforce Home Ownership Initiative

Elaine Demas with the Telluride Foundation presented a letter dated 10-15-22 and reported on a "new pilot program" which may be "launched in 2025" for Rural Homes to provide "home ownership assistance" by paying for down payments on affordable housing units. She explained the program would provide twenty percent of a down payment anywhere in the Telluride Foundation service area for deed restricted units at \$850,000 or less. She explained if the Council would like to participate they would request \$200,000 over the next two years.

The Mayor noted the request will be reviewed during the budget planning process.

PUBLIC HEARINGS

11. Introduction of Ordinance Approving the Annexation of Certain Real Property to be known as Dalwhinnie-Ridgway Athletic Park Annexation

Staff Report dated 11-8-24 from Contract Planner Max Garcia with Community Planning Strategies, presenting an ordinance to annex parcels of land into the Town.

Planner Garcia reported a petition was submitted for the Dalwhinnie-Ridgway Athletic Park annexation into the Town limits of three parcels totally 3.53 acres which includes the southern portion of the Preserve Planned Unit Development. The Council approved a resolution in September stating substantial compliance, and set the public hearing. He presented slides summarizing the staff report, and presenting project background; the annexation process; code requirements from the Colorado Revised Statutes and Ridgway Municipal Code which address annexation; an analysis of the annexation request including an impact report, land use compliance and annexation eligibility requirements which have been met; public noticing of the application submittal, review, public comments, noticing; and presented a staff recommendation to approve the annexation.

There were comments by the Council.

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Lakin the motion to introduce Ordinance No. 06-2024, Approving the Annexation of Certain Real Property to be known as Dalwhinnie-Ridgway Athletic Park Annexation, Generally Located along County Road 23. On a call for the vote the motion carried unanimously.

## POLICY MATTERS

### 12. Order Extending the Declaration of Local Disaster in and for the Town of Ridgway related to the Beaver Creek Diversion

The Town Manager asked the Council to extend for another month the order declaring a local disaster relative to the Beaver Creek Diversion.

Manager Neill presented an update and explained the Colorado Water and Conservation Board has recommended approval of an 8 million dollar loan, and the US Dept of Agriculture Natural Resources Conservation Services Watershed Protection program has pledged grant funds of 4.3 million to reimburse up to seventy-five percent of eligible construction costs.

#### ACTION:

Mayor Pro Tem Meyer moved to approve the Order Extending the Declaration of Local Disaster in and for the Town of Ridgway related to the Beaver Creek Diversion. Councilor Kroger seconded and the motion carried unanimously.

### 13. First Amendment to Subdivision Improvements Agreement with Vista Park Commons

The Town Attorney presented the first amendment to the existing Subdivision Improvements Agreement with Vista Park Commons. He explained the development group has made progress on infrastructure and are requesting release on a portion of the bond holding the improvements agreement, and lowering the letter of credit. The Town Engineer has performed a review, and the infrastructure is in place, and noted all remaining infrastructure will be completed by February of 2025. He reported staff is recommending decreasing the letter of credit from \$215,000 to \$153,900.

#### ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Scoville to approve the First Amendment of the Subdivision Improvements Agreement with Vista Park Commons. The motion carried unanimously.

### 14. Intergovernmental Agreement with Ouray County for Building Inspection Services

The Town Manager explained Ouray County has requested assistance on a temporary basis for building inspection services, to provide up to 10 hours of coverage a week.

#### ACTION:

Councilor Scoville moved to approve the Intergovernmental Agreement for Building Inspection Services between the Town and Ouray County. Mayor Pro Tem Meyer seconded and the motion carried unanimously.

### 15. Presentation of the Draft 2025 Fiscal Year Budget and Five-Year and Ten-Year Capital Improvement Plans

The Town Clerk/Treasurer presented a draft of the 2025 Fiscal Year Budget, and Five and Ten Year Capital Improvement Plans, and reviewed the documents with the Council.

16. Membership into Mountain Towns 2030

The Mayor announced that he and Councilor Schuyler attended the annual Mountain Town Summit last month. The Town has been invited to join and become a supporting community with a an annual membership of \$5,000.

There was discussion by the Council. The Mayor was asked to inquire if the membership amount could be reduced.

17. Introduction of Ordinance Amending the Municipal Code to Add More Specific Regulations Concerning Snow and Ice Removal and Establishing an Assessment and Penalty for Failure to Maintain Sidewalks in the Winter

Manager Neill reported at the August meeting Council asked staff to address the ordinance which requires property owners adjacent to sidewalks to clear areas of snow and ice. He presented an ordinance which amends the code provisions, and establishes an assessment and penalty for failure to maintain a sidewalk.

ACTION:

Councilor Lakin moved to introduce Ordinance No. 05-2024 Amending Subsection 14-1-1 of the Ridgway Municipal Code to Add More Specific Regulations Concerning Snow and Ice Removal and Establishing an Assessment and Penalty for Failure to Maintain Sidewalks in the Winter, Mayor Pro Tem Meyer seconded the motion which carried unanimously.

MISCELLANEOUS REPORTS

The Town Attorney presented a follow up on a item presented to the Council at the previous meeting regarding the State's new Natural Medicine regulations. Council had directed staff to prepare an overlay map displaying 1000 feet from all schools, including day care facilities. He presented a map and reviewed it with the Council. They agreed the Christian Center on Hunter Parkway should be included in the map and it be used for the 1000 foot limitation per State statute. The Town Attorney noted staff will have the map updated, and filed with the Department of Revenue.

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

Councilor Schuyler presented an update from the Sustainability Advisory Committee and Councilor Scoville on the Chamber Board meeting.

EXECUTIVE SESSION

The Town Attorney suggested the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(f) for discussion of a personnel matter concerning the Town Managers annual performance evaluation.

ACTION:

Councilor Scoville moved with Councilmember Kroger seconding, to enter into closed session. The motion carried unanimously.

The Council entered into a closed session with the Town Manager at 7:50 p.m.

The Council reconvened from closed session at 8:00 p.m.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk