

RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
MARCH 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, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

EXECUTIVE SESSION

The Town Attorney recommended the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions regarding the possible purchase and/or condemnation of 539 Marion Overlook, Ridgway, CO; and Colorado Revised Statutes 24-6-402(4)(b) for consultation with the Town Attorney and 24-6-402(4)(e) for matters subject to negotiation regarding a temporary access agreement at Echo Properties.

ACTION:

Councilor Kroger 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 closed session at 5:35 p.m. with the Town Attorney, Town Manager, Town Clerk and Joe Rivera, Special Counsel with Murray Dahl and Associates for the first closed session item.

The Council convened from closed session at 5:55 p.m.

The meeting reconvened at 6:00 p.m.

CONSENT AGENDA

1. Minutes of Special Meeting of February 14, 2024.
2. Minutes of the Regular Meeting of February 14, 2024.
3. Register of Demands for March 2024.
4. Water leak adjustment for Customer # 2520.4/Zimmerman.

ACTION:

It was moved by Councilor Schuyler, seconded by Councilmember Grambley and unanimously carried to approve the consent agenda.

PUBLIC COMMENTS

Kristin Arnold expressed concerns with disabled persons ability to move across crosswalks and on sidewalks during the winter months "when snow is piled in passage ways". She

encouraged “enforcing rules or come up with fines to enforce” regulations, stating “so everyone can access public rights-of-ways”.

Staff was asked to study the situation and explore measures to ensure clearing of rights-of-ways.

## PUBLIC PRESENTATIONS

### 5. Proclamation pertaining to International Dark Sky Week

The Mayor read a proclamation endorsing International Dark Sky Week April 2<sup>nd</sup> through 8<sup>th</sup>, noting the Town became a Dark Sky Community in July of 2020.

There were comments from the Council and staff was directed to remind businesses about dark sky regulations.

#### ACTION:

Councilor Lakin moved with Councilor Kroger seconding, to proclaim the week of April 2 through 8, 2024 as International Dark Sky Week. The motion carried on a roll call vote.

## POLICY MATTERS

### 6. Resolution Supporting the Operation of a San Miguel Authority Regional Transportation Commuter Bus Route within the Town

Representatives from San Miguel Regional Transportation Authority addressed the Council. They presented a resolution and asked for Council approval to operate a commuter bus route within the Town limits.

The representative explained five years ago the Transportation Authority began a “commuter van with car pools” of six to eight passengers from Montrose to Telluride daily with a stop in Ridgway. The organization has acquired a 40 foot “urban transportation bus” which will leave Montrose at 5:50 am, stop in Ridgway at 6:30 am and take commuters to Telluride by 8:00 am, and then leave at 5:00 pm every day. They asked for permission for the bus to stop in Town, noting the location for the stop has not been chosen but the non-profit organization is working with staff to locate.

There were question from the Council. It was noted by the representatives “it is our goal to make it affordable” so that it will be “cheaper than driving by yourself”.

Speaking from the audience Jake Niece asked if there is an opportunity for the bus to coordinate with the new Our Way shuttle now operating in Ouray County.

#### ACTION:

Moved by Mayor Pro Tem Meyer to approve Resolution No. 24-06 Supporting the Operation of a San Miguel Authority for Regional Transportation Commuter Bus Route within the Town of Ridgway. Councilor Grambley seconded and motion carried unanimously on a roll call vote.

### 7. Right of Offer Agreement with Firehouse Investment Real Estate, LLC

Staff Report dated 3-5-24 from the Town Manager presenting a Right of Offer Agreement from Firehouse Investment Real Estate LLC.

Manager Neill explained during a Planning Commission discussion regarding application for a Condominium Subdivision from Firehouse Investment Real Estate, the Managing Director Patrick O’Leary, agreed to explore entering into a Right of Offer agreement with the Town for Unit D, one of the four residential units that will be “rented to community members at below market rental rates”. Staff has worked with Mr. O’Leary to negotiate a Right of Offer Agreement that would grant the Town a right of first offer to purchase Unit D. The agreement does not create an obligation to sell, or for the Town to purchase, but establishes a requirement that prior to marketing the unit for sale, the sell is offered to the Town at a commercially reasonable sales price.

Mr. O’Leary addressed the Council and said he is willing to offer the agreement as written, but not for the document to be a recorded deed, as to not incumber the estate in the future.

There were questions from the Council and discussion. Mr. O’Leary stated he would be amenable, if the Town deems it necessary, to include in the agreement language the Town could ask the Home Trust of Ouray County to assume the first right of refusal.

**ACTION:**

Councilmember Schyler moved, Mayor Pro Tem Meyer seconded, to approve the Right of Offer agreement between the Town and Firehouse Investment Real Estate LLC, with direction to modify agreement as discussed. The motion was unanimously carried on a roll call vote.

**8. Temporary Access Agreement with Echo Properties Corp., Ridgway Railroad Museum and Ouray County Ranch History Museum**

The Town Attorney presented a proposed temporary access agreement to provide the Ridgway Railroad Museum and Ranch History Museum access from Railroad Street for a one year term. He explained this is the same agreement the Town has entered into over the past few years.

Joan Chismire with the Ranch History Museum, stated it has been five years since the start of negotiations for permanent access, noting the “encumbrance” deters us from “moving forward with a capital fund raising campaign”. She noted the museums “highlight our heritage” and “assist in requirements for a certified Main Street District”.

There were comments from the Council and it was noted the Town also hopes to mitigate the issue and resolve it to the benefit of all parties, and is awaiting cooperation from the property owner or adjacent owner for access to the river trail easement for recreational purposes.

**ACTION:**

Councilor Lakin moved, with Councilmember Grambley seconding to approve the Temporary Access Agreement between the Town of Ridgway, Echo Properties Corp., Railroad Depot Funding LLC, Ridgway Railroad Museum and Ouray County Ranch History Museum. The motion carried unanimously on a roll call vote.

**9. Notice of Award for the Green Street Park Master Plan Project**

Town Manager Staff Report dated 3-8-24 presenting a recommendation for award of bid for the Green Street Park Master Plan project.

The Town Manager announced three bids were received from the request for proposals for the Green Street Master Plan. An ad-hoc committee reviewed the proposals and is recommending award of the bid to Super Bloom, landscape architecture firm.

Stacy Passmore with the Super Bloom provided information on the firm noting the company is familiar with the area; specializes in sustainable agriculture; and has a colleague that will be joining the project that lives on the Western Slope.

**ACTION:**

Moved by Councilmember Lakin to authorize staff to enter into a Professional Services Agreement with Superbloom for the Green Street Park Master Plan. The motion was seconded by Councilmember Kroger and carried unanimously on a roll call vote.

**10. Presentation regarding development of an agreement with the Home Trust of Ouray County**

Jake Niece, Ouray County Commissioner representative to the Home Trust of Ouray County board, presented a power-point entitled "Town of Ridgway, City of Ouray, Ouray County Collaboration on a Housing Services Provider".

Commissioner Niece explained the Home Trust has been in operation since 2021, formed to fill a gap in housing services, after an attempt to form a Housing Authority did not succeed. The mission of the Trust is to provide permanent affordable housing to modest income households in the County through stewardship of community assets. He presented the members of the board, their qualifications and staff and contracted service providers; a summary of housing services, noting the Trust is capable of providing property management, deed restriction, housing development through construction and preservation, program creation and maintenance; and the financial benefits. He explained all three governing agencies in the County are being asked to consider entering into an agreement for services with the Home Trust, and begin to fund the organization in the 2025 budget cycle. He suggested the three entities meet in June and create a list of services that each organization would like included in an agreement for services.

There were comments from the Council regarding reference in the document to meeting the goals of the Town Master Plan.

Mr. Niece stated the comments provided him with the ability to refine the list of items, which will be included in items for discussion at meeting of the three governing bodies.

There were questions from the Council.

**11. Memorandum of Understanding with Artspace Projects concerning the Public Art Component on the Space to Create Building**

Staff Report from the Town Manager dated 3-8-24 presenting a Memorandum of Understanding (MOU) with Artspace Projects Inc. concerning the public art component on the Space to Create building.

Manager Neill explained in a effort to advance the initiative to place a public art component on the exterior wall of the Space to Create Building, staff has prepared an MOU containing the scope of work and responsibilities.

There was discussion by the Council.

ACTION:

Councilmember Kroger moved to approve the MOU between the Town of Ridgway and Artspace Projects, Inc. concerning the public art component on the Ridgway Space to Create Building. Councilor Lakin seconded the motion which carried unanimously on a roll call vote.

12. Intergovernmental Agreement with Ouray County concerning Noxious Weed Management and Control Services

Town Managers Staff Report dated 3-5-24 presenting an Intergovernmental Agreement (IGA) with Ouray County to provide noxious weed management and control services.

Manager Neill explained the IGA would cover the calendar year and allow the County to continue to provide services and conduct surveys of noxious weeds on all Town property, make recommendations for appropriate treatment, and conduct treatment when approved by the Town.

There were questions from the Council.

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Thomas and unanimously carried by a roll call vote to approve the Intergovernmental Agreement between Ouray County and the Town of Ridgway concerning Noxious Weed Management and Control Services, as presented.

13. Resolution Canceling the April Regular Election

The Town Clerk explained the only matter before the voters at the annual regular election slated for April 2<sup>nd</sup> was election of a Mayor and three Councilors. As of the legal filing deadline on February 16<sup>th</sup>, one nomination petition was received for Mayor and three for Councilor. She reported State Election Codes and the Town Municipal Code allow the Clerk to cancel an election and declare the candidates elected if by the 33<sup>rd</sup> day before the election there are not more candidates than offices to be filled. She asked the Council to accept the Clerks cancellation of the regular election by resolution.

ACTION:

Mayor Pro Tem Meyer moved to approve Resolution No. 24-05 Canceling the April Regular Election, Councilor Grambley seconded and the motion carried unanimously on a roll call vote.

MISCELLANEOUS REPORTS

Manager Neill highlighted some items contained in the monthly Managers Report. Councilor Thomas presented an update on the Sustainability Committee.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk