

RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
JULY 12, 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 attendance Councilors Grambley, Kroger, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark. Councilor Lakin was absent.

CONSENT AGENDA

1. Minutes of the Regular Meeting of June 14, 2023.
2. Minutes of the Workforce and Affordable Housing Committee for June 6, 2023.
3. Minutes of the Workforce and Affordable Housing Committee for June 15, 2023.
4. Register of Demands for July 2023.
5. Renew Fermented Malt Beverage Liquor License for Ridgway Conoco.
6. Renew Fermented Malt Beverage Liquor License for Ridgway Shell.

ACTION:

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

PUBLIC REQUESTS AND PRESENTATIONS

7. Update from the Department of Local Affairs Division of Housing

Southwest Housing Development Specialist with the Department of Local Affairs Division of Housing, Shirley Diaz, explained she is representative to seven counties, and is the contact for the Town. She presented an update on statewide funding which is available for gap financing for affordable housing projects; and noted the funding is not available for employee housing which is owned by an employer.

There were questions and discussion by the Council.

8. Request for issuance of a Revocable Permit for Right of Way for Kates Place restaurant

Staff Report from the Town Clerk dated 6-16-23 presenting an application for use of sidewalk for service of alcohol.

The Town Clerk reported Paul Paul Choates, sole member of Original Outlaw, LLC, and new owner of Kates Place, has requested use of the Town sidewalk in front of the restaurant at 615 Clinton Street. The request is to use the space for placement of tables and chairs to be included under the application for a State issued Restaurant Liquor License.

She noted the Town has issued the same type of permit for other liquor license holders. The permit allows for use of the area for customer seating and requires a six foot area to be remain open to meet ADA requirements and allow for passage of pedestrians. The permit also allows for the serving of alcoholic beverages within the right-of-way, and allows the State to include the premises under a State issued Liquor License.

**ACTION:**

Councilmember Schuyler moved to approve the Revocable Permit for Use of Right-of-Way to Original Outlaw, LLC, sole member Paul Choate. Councilor Grambley seconded and the motion carried unanimously.

**9. Special Event Permit Application for Pickleball Tournament at Ridgway Athletic Park**

Staff Report from the Town Clerk dated 6-27-23 presenting an application for Special Event Permit to use the Athletic Park for a Pickleball Tournament.

The Town Clerk reported the Ridgway Pickleball Club has submitted an application to use the Athletic Park on September 22nd through the 24th from Friday evening at 5:00 p.m. to Sunday at 8:00 p.m. for a tournament to raise funds to support a dedicated pickleball facility. The request being made is to use the tennis and basketball courts, pavilion and gazebo at the Athletic Park. The event will also include food trucks and the sale of alcoholic beverages.

She explained staff has concerns that the request is for exclusive use of the courts, which would prohibit use by other park users, along with not allowing access to the public outdoor picnic and meeting areas for the weekend. She noted the Town has never approved an event at which a fee is charged to use public courts. Staff is concerned a precedence would be set by allowing this type of event to take place; and additionally for allowing exclusive use of athletic courts for three consecutive days. She noted she has discussed with the applicant that alcohol sales and service must to limited to a specific area, and can not removed from designated areas.

Clark Gilbert displayed a Power Point Presentation and explained the Pickleball Club would like hold fundraisers to raise monies for the construction of pickleball courts, and “hope to have four of these event”. He noted it is expected approximately 150 participants “mostly from out of Town” would attend, and this would “boost the economy”. The intent is to “secure access to the courts” from Friday afternoon to Sunday evening.

There were questions from the Council regarding current use of the courts by the Club, Mr. Gilbert noted games are played from 8:00 to 11:00 am Monday, Wednesday and Friday, by approximately 40-50 people.

There was discussion by the Council regarding the proposed event including leaving one tennis court open, limiting the scope of the event, impacts on other users of the park including soccer and baseball games.

There were questions and discussion between the Council and applicant.

The Council expressed concerns with exclusive use of the courts and fields, and agreed the event will be approved for one time only which will not guarantee approval of other events; the organization should reach out to tennis users of the courts; contact the Chipeta Lodge regarding the proposed event parking on Chipeta Drive; and encourage parking in the larger parking lot at the south end of the park.

Speaking from the audience pickleball players Rusty Weaver and Lisa Gottwall spoke in support of the event.

**ACTION:**

Moved by Councilor Schuyler, seconded by Councilor Kroger to conditionally approve with conditions the Application for Special Event Permit, with the understanding this is test run, one time event, ask the applicant to amend the application to modify the time schedule to Friday evening from 5:00 to 7:00 pm, Saturday and Sunday from 7:00 to 4:00 pm; contact the tennis community; contact the Chipeta Lodge re: parking; check with conflicts with field use for Soccer and Baseball. On a call for the vote the motion carried unanimously.

**PUBLIC HEARINGS**

10. Application for Restaurant Liquor License from Original Outlaw, LLC; Member: Paul Choate; DBA: Kates Place; Location: 615 Clinton Street

Staff Report from the Town Clerk dated 6-16-23 presenting an application for restaurant liquor license from Original Outlaw LLC.

The Town Clerk reported the Town has received an application for a Restaurant Liquor License from Original Outlaw, LLC; sole member: Paul Choate; for the premises at 615 Clinton Street. The trade name of the business is Kates Place. A notice of hearing before the Town Council has been posted and published, and the premises posted, all in accordance with state statutes. She explained the applicant leases the premises, which will be licensed to include the building and the patio area to the east, along with a portion of the sidewalk on the south side. State liquor law allows applicants to file for concurrent review with State Liquor Enforcement while the application is being processed at the local level. This type of application allows the local jurisdiction to issue a temporary permit allowing the applicant to conduct business and sell alcohol, until approval is issued by the state licensing authority, and the applicant is seeking concurrent review, she reported.

**ACTION:**

Councilmember Schuyler moved to approve the application of Restaurant Liquor License from Original Outlaw LLC, sole member Paul Choate, dba Kates Place. Councilor Kroger seconded the motion which was unanimously approved.

11. Emergency Ordinance No. 04-2023 Repealing Emergency Ordinance No. 01-2022 and the Temporary Moratorium on the Acceptance of Development Applications

The Town Manager presented an emergency ordinance ending the moratorium on the acceptance, processing and approval of development applications, as discussed at the last meeting of the Council.

**ACTION:**

Moved by Mayor Pro Tem Meyer to approve Ordinance No. 04-2023 Repealing Emergency Ordinance No. 01-2022 and the Temporary Moratorium on the Acceptance of Development Applications. Councilor Thomas seconded the motion. The motion carried unanimously.

## POLICY MATTERS

### 12. Presentation on activities and financial status from Ridgway Area Chamber of Commerce

Ashley Perkins, Executive Director for the Ridgway Area Chamber of Commerce, presented an update on activities, and reported membership in the organization has increased by 22 new business, with a total of 80 members.

Catherine Johnson, Public Relations and Marketing Consultant, explained website analysis has determined the Chamber website is the number one search result for Ridgway Colorado; there has been an increase of 259% sessions on the site. This year a Facebook page was created and now has over 640 followers, and the Instagram page over 3,900 followers.

A recent survey of businesses was undertaken and some of the ideas offered included sponsoring more events, and participating in community events. Upcoming goals include marketing for all the community; increasing membership; and participating in preparing a gravel road travel guide.

There were questions from the Council.

### 13. Direction regarding tourism promotion and marketing services

Staff Report from the Town Manager & Community Initiatives Facilitator dated 7-5-23 presenting background and options for consideration pertaining to tourism promotion and marketing services for the Town.

Community Initiatives Facilitator Tera Wick explained staff is seeking direction from the Council regarding ways to proceed with tourism promotion and marketing, as the contract for services with the Chamber of Commerce ends this year. She asked the Council to consider three options, renewing the professional services agreement with the Chamber; a competitive process through Requests for Proposal; bring tourism promotion in house and hire staff to fill roles previously filled by contractors.

Facilitator Wick noted that which ever direction Council choses staff is recommending a scope of work be developed which outlines 'clear and measurable outcomes'. Since public dollars are being used benefits should be for the larger community not just a membership; and a partnership should be delineated with the Main Street and Creative District for specific deliverables. If the Council does chose to enter into an agreement with the Chamber she noted, staff is recommending a one year term to "evaluate the process".

There were questions from the Council, and discussion between Council and staff. There was discussion by the Council and it was agreed to not pursue a competitive process, limit a contract with the Chamber of Commerce to one year term, and direct staff to prepare a set of deliverables to guide the contract.

### 14. Resolution No. 23-11 Submitting to the Electorate during the November 7, 2023 Coordinated Election a Question Seeking Authority to Increase the Lodging Tax

Staff Report dated 7-7-23 from the Town Manager presenting a resolution to participate in the coordinated election in November and present a ballot question to the voters.

Manager Neill reported at the previous meeting Council continued discussions regarding a dedicated revenue source for affordable housing and directed staff to submit a notice of intent to the County Clerk to present a ballot question at the November election and prepare a ballot

title and content of the question for Council consideration. He noted the draft ballot question proposes to increase the Lodging Tax rate to 6% with half the proceeds being designated for affordable housing, and the other half, tourism promotion.

There was discussion by the Council and a change was made to the proposed ballot question language. It was agreed to direct staff to present the resolution at the next meeting with the change as given.

ACTION:

Councilor Kroger moved to direct staff to notify the County Clerk of the Towns intent to move forward with presenting a ballot question at the November election. The motion was seconded by Mayor Pro Tem Meyer and unanimously carried.

15. Resolution No. 23-12 Establishing a Fee Schedule for Land Use Applications

The Town Manager explained as part of the process of updating the land use regulations, references to fees were removed from the Municipal Code and will now be established by a fee schedule for land use applications. He presented a resolution adopting the schedule, noting the rates are standard with other jurisdictions.

There were comments by the Council, and staff was asked to ensure the fees are covering staff costs.

ACTION:

Mayor Pro Tem Meyer moved to approve Resolution No. 23-12 Establishing a Fee Schedule for Land Use Applications, there was a second by Councilor Schuyler, and the motion carried unanimously.

16. Promulgating Stage I Voluntary Water Restrictions

Staff Report dated 7-7-23 from the Town Manager presenting a background on the Town's Water Conservation and Management Plan.

Manager Neill noted the Water Plant is producing 290,000 gallons a day, which is in line with previous years. He suggested the Council implement Stage 1 Voluntary Water Restrictions pursuant to the Water Conservation and Management Plan.

ACTION:

Councilmember Thomas moved, Councilor Kroger seconded, and it was unanimously carried to promulgate Stage I Voluntary Water Restrictions for the Town of Ridgway.

MISCELLANEOUS REPORTS

Manager Neill presented a proposed budget preparation schedule and reviewed the document with the Council; and highlighted some items contained in the monthly Managers Report.

Councilor Thomas presented an update on the Sustainability Committee.

### EXECUTIVE SESSION

The Town Attorney asked the Council to enter into a closed session pursuant to 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 the Town's possible purchase of water rights.

#### ACTION:

Councilor Kroger moved to enter into Closed Session, Mayor Pro Tem Meyer seconded, and the motion carried unanimously.

The Council entered into closed session at 8:00 p.m. with the Town Attorney, Town Engineer and Town Manager.

The Council reconvened from closed session at 8:20 p.m.

### ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk