

RIDGWAY TOWN COUNCIL

MINUTES OF WORKSHOP MEETING

JUNE 17, 2009

The Council convened for a workshop meeting at 6:05 pm in the Town Hall Conference Room, 201 N. Railroad Street, Ridgway, Colorado. Members in attendance were Councilmembers Hebert, Hunter, Johnson and Weaver. Councillor Hynes, Mayor Pro Tem Clark and Mayor Willits were absent.

Town Clerk's Notice of Adjourned Workshop Meeting dated 6-11-09.

Green Building Plan

Building Inspector Bill Behan explained at the direction of the Council he has created an incentive driven green building plan. After reviewing many municipal programs he discovered they all seek to provide the same guidelines, with different incentives. The program he presented to Council was based upon the Town of Telluride, Boulder and Gunnison Counties and the Built Green Colorado Program.

Inspector Behan distributed a narrative outlining the incentives and reviewed the green building code checklist using a point system based upon the size of the home. At the time of design of the home, applicants for building permits, will complete the form to obtain the desired number of points to ensure the home will meet green building standards. The building permit will be issued based upon the reviewed checklist, and used as verification during construction.

There was discussion, and based upon a question from the Council, the Building Inspector explained it is estimated the program would add \$3 to \$5 a square foot to construction costs, though he noted with the number of energy incentives currently offered by state, federal and local utility company rebates, that can reduce that cost by half. He also noted the construction practice will save homeowners 40% on energy bills. The Town will provide the service of providing applicants with information on available rebates, Planner Coates explained.

Inspector Behan proposed after verification during construction that points have been achieved, an incentive of a refund of 25% on the building permit fee, with a cap of \$400. He estimated the average building permit for a 1500 to 1800 square foot home is \$1600.

There was discussion and it was agreed that if the required points are not reached, a fee in lieu of payment would be required. It was further agreed to institute the program on a voluntary basis for at least the first year. Also to look at assigning incentive points for using local service providers and purchasing materials from local sources.

Watering Restrictions

Town Manager Greg Clifton noted every summer the Town implements voluntary and/or mandatory water restrictions, and there has been discussion in the past to implement permanent restrictions. He suggested the Council consider formalizing a policy for seasonal water restrictions from May 15 through October 15, subject to the north and south side of the highway areas used in the years past. Irrigation would be prohibited between 10 am and 4 pm, and not allowed on Mondays. Exception would be made for drip and manually applied systems, and newly planted landscaping, which has been approved by the Town. He also suggested prohibiting the use of potable water for washing of vehicles and boats, sidewalks and driveways.

There was discussion and the Council did not agreed to the prohibition of washing vehicles and boats, but did agree with all other regulations including, no potable water to wash sidewalks, streets, driveways, parking areas, courts and buildings should be implemented. It was also agreed that the landscape regulations should be revisited.

Local Preference Policy

Manager Clifton explained the Town adopted an administrative procedures policy in 2007 which formalized purchasing practices, noting nothing in the policy gives preference to local vendors and providers of services. He suggested the Council consider adopting a local preference policy which would provide an advantage with a percentage price break, or differential to certain classes of vendors and service providers. Additionally, it would keep the money local, noting some statistics say that monies spent in the community turn over five to seven times. It will additionally, he noted, promote goodwill with vendors. He presented examples of policies from other communities, including the neighboring community of Montrose.

There was discussion and the Manger suggested a local preference policy of 5% for services and procurements of goods up to \$50,000 for contracts or purchase price, and that a local business be defined as any vendor located within Ouray County. He noted that the language in the standard request for proposals, include the right to not accept the lowest bid. The Council agreed with the suggestions for the local preference policy.

The meeting adjourned at 8:05 pm.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk