

RICO TOWN BOARD MINUTES

Date of meeting: June 30th , 2021

Call to order

Mayor Betts called the special meeting to order at 6:00 PM.

Trustees Present: Mayor Barbara Betts
Mayor Pro Tem Nicole Pieterse
Trustee Joe Croke
Trustee Joe Dillsworth
Trustee Patrick Fallon
Trustee Brandy Randall
Trustee Stephen Roberts

Absent:

Staff Present: Kari Distefano

Approval of the Agenda. There were no changes, but the approval got skipped.

Public Comment

Citizen communication regarding items that are not on the agenda.
None

Work Session – Draft Short-term rental ordinance

Board Comment

Pat Fallon had questions regarding the terms of the permits. Would the permits be based on a calendar year or a year from when the applicant's permit was approved? He also had questions about fees and the Town's ability to monitor the permits.

Joe Croke disagreed with the ten permit per year cap. He felt that the fees should be high enough and that the permit process should be onerous enough to self-regulate. He felt that caps would create a commodity. He also believed that permit should be subject to annual review. He thought that short term rentals should be allowed in multi-family units as well as single family units.

Esteban Roberts agreed with Pat Fallon.

Joe Dillsworth felt that there should be a cap on the number of short-term rental permits allocated.

Nicole Pieterse also questioned the duration of the permit as well as monitoring and enforcement. She felt that a cap should be considered in the residential zone in order to encourage commercial uses in the commercial zone districts. She also felt that short term

rentals should not be prohibited in multi-family units. Short term rental permittees should be required to provide a list of all sites on which they are advertising. The town manager should have the authority to issue and revoke the licenses.

Brandy Randall felt that short-term rentals made the work force housing crisis worse and does not believe that they should be allowed in residential zone districts.

Barbara Betts agrees with Pat Fallon. She agrees with a cap. Fees should be high enough to discourage people that are not serious enough about wanting to do it right from doing it. She is worried about the effect of short-term rentals on long term housing. She agreed that permits should be approved on a calendar year basis.

Joe Dillsworth added that the permits should be used, or they would be lost.

Nicole Pieterse said that both the Town Board and the Town manager should have discretion not to approve or renew licenses.

Public Comment

Scott Emerson wanted to know if the Board was not going to ask people to maintain their properties, how were they going to justify enforcing short term rental regulations.

Gerrish Willis stated that all resort communities were facing a critical need for worker housing and allowing short term rentals has a real impact on long term housing availability and neighborhoods. It takes housing away from workers. He supports a limit.

Cristal Hibbard supports a cap.

Benn Vernadakis supports a cap on permits and an annual review. He supports a lottery or point system to allocate permits.

Helen Matzick supports higher fees. She said that short term rentals are an economic benefit to the Town. She would support criteria that would look at what makes a good candidate for a short-term rental.

Florence Ezell wanted to know if she could have a bed and breakfast in her residential unit.

Gretchen Treadwell did not like the idea of a lottery to determine permit allocation.

Direction to staff:

1. Applicants will be accepted throughout the year but will be reviewed annually beginning April 1st and permitted by April 30th.
2. Cost of the permit application will be \$200.00. Permit fees will be \$1,000.00 per year.

Permit allocation will be capped at ten with priority be given to renewals for permittees with no documented complaints and a proven record of tax payments to the Town. Other permits shall be determined by a lottery.

3. Violators will be fined per direction from the Town attorney.
4. Violation especially with respect to uncovered trash, shall be grounds for the denial of the permit.

Discussion Item – Town Manager Search Committee

The application should be open until filled and reviewed within a three week period from the date posted. The Town Manager search committee was directed to meet Wednesday July 7th, develop a position posting that would be the advertisement for the job and post the job. The job would be posted on the Town web site and advertised in the Telluride, Cortez and Durango papers. There was no formal motion.

Consideration of permission for the Rico Trail's Alliance to use the Town Park for their fundraising event on September 18th, 2021.

Tabled until the applicant applies for a special event permit.

Consideration of a letter of engagement from Kari Distefano to function as the Rico Planner and Special Project Manager.

Motion

To approve a letter of engagement from Kari Distefano to function as the interim planner and special project manager.

Moved by Mayor Pro Tem Nicole Pieterse, seconded by Mayor Barbara Betts.

Vote. A roll call vote was taken and the motion was approved, 7-0.

Consideration of a contract with Ramco Development L.L.C. for the relocation of water meters.

Motion

To approve a motion to enter into a contract with Ramco Development for the relocation of water meters.

Moved by Mayor Barbara Betts, seconded by Trustee Pat Fallon.

Vote. A roll call vote was taken and the motion was approved, 7-0.

Motion

To adjourn the regular session of the Rico Board of Trustees and go into executive session pursuant to C.R.S. 24-6-402(4)(f) to discuss personnel issues and C.R.S. 24-6-402(4)(e), to discuss and determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding the Rico Center.

Moved by Mayor Pro Tem Nicole Pieterse, seconded by Mayor Barbara Betts.

Vote. A roll call vote was taken and the motion was approved, 7-0.

Motion

To come out of executive session of the Rico Town Board of Trustees and go into executive session pursuant to C.R.S. 24-6-402(4)(f) to discuss personnel issues and C.R.S. 24-6-402(4)(e), to discuss and determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding the Rico Center and to adjourn.

Moved by Mayor Barbara Betts, seconded by Mayor Pro Tem Nicole Pieterse.

Vote. A roll call vote was taken and the motion was approved, 6-0.

The meeting adjourned at 8:00.



Linda Yellowman
Rico Town Clerk



Barbara Betts
Mayor

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