

## **ORDINANCE NO. 352**

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO AMENDING THE IGNACIO MUNICIPAL CODE TO ALLOW FOR THE WAIVING OF CERTAIN TOWN FEES FOR PURPOSES OF ENHANCING ECONOMIC DEVELOPMENT AND AFFORDABLE HOUSING WITHIN THE TOWN FOR CALENDAR YEARS 2023 AND 2024

WHEREAS, the Town of Ignacio believes it should take proactive steps to stimulate the local economy by incentivizing economic development and affordable housing projects by non-profits and housing development organizations; and

WHEREAS, the Town of Ignacio can consider the waiver of certain Town fees that will help reduce costs for new development and create desired incentives within the Town; and

WHEREAS, new incentives require the establishment of new policy that will create fee waiver parameters for qualifying entities and establish dedicated funding needed to offset fee waiver impacts to Town Enterprise funds; and

WHEREAS, it is in the best interest of the Town of Ignacio to offer the incentives set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF IGNACIO:**

1. The Town of Ignacio Municipal Code is hereby amended to include a new Article 4-6 within Chapter 4, concerning economic incentives for non-profits or housing development organizations within the Town of Ignacio, as follows:

### **4-6 Utility Fee Waiver Policy**

#### **4-6-1 Fee Abatement**

- (A) The Town would like to incentivize economic development and affordable housing and establishes this policy to facilitate this new program. Utilities (water, sewer, natural gas and irrigation) are operated by the Town and function as Enterprise Funds independent of the General Fund. The Town will establish a funding source in the Economic Development Fund that will offset all utility fee waivers within specific Enterprise Funds.
- (B) The Town Board will consider up to 50% utility fee waivers for water, sewer, natural gas, and irrigation taps, at its discretion, for non-profit and/or affordable housing organizations undertaking new construction within the municipal boundaries of the Town. The tap fee waiver will be for Town-only fees and not utility fees owed to the Southern Ute Utility Division (SUUD) in accordance with applicable agreements with SUUD. Meter costs and other incidental fees for utility services are not subject to waivers.
- (C) The Town will allocate \$10,000 per year for fee waivers for 2023 and 2024, respectively. Funds will be designated in the Economic Development Fund and disbursed into the respective Enterprise Fund when projects are complete and before December 31, 2024. This policy will conclude the end of 2024 unless continued by resolution and applicable fees dedicated for subsequent years.

#### 4-6-2 Waiver Request

- (A) Properties and subject accounts associated with new development and fee waiver requests must be in good standing with the Town and have all associated fees and taxes paid in full. Applicants need to submit a written request and provide detailed information about their organization and project for consideration by the Town Board. Incomplete requests will be cause for denial of waivers. Upon submittal, the Town Board will consider the request at the next scheduled Town Board meeting.
- (B) Non-profit organizations must provide proof of non-profit status (in good standing) and illustrate their project provides economic benefit to the Town through creation of new jobs and/or defined community benefit.
- (C) Housing development projects seeking fee waivers much serve affordable workforce housing this is for owners/occupants with a maximum of 140% of the Area Median Income (AMI). Housing must be deed restricted and define AMI limits or other restrictive measures.
- (D) Applicants must obtain approval prior to beginning construction. Projects under construction or already completed do not qualify.
- (E) All projects must be completed by December 31, 2024, and in accordance with all Town codes and policies. Failure to complete projects in this manner will result in the assessment of the previously waived fees, which must be paid in full before a Certificate of Occupancy is issued.

2. The Town of Ignacio Municipal Code is hereby amended to include a new Article 5-3-6 within Chapter 5, concerning economic incentives for non-profits or charitable organizations within the Town of Ignacio, as follows:

#### 5-3-6 Building Permit Fee Waivers

- (A) The Town would like to incentivize economic development and affordable housing and establishes this building permit fee waiver policy. This policy will conclude on December 31, 2024, unless continued by an approved Town Board resolution.
- (B) The Town Board will consider up to 50% building permit fee waiver, at its discretion, for non-profit and/or affordable housing organizations undertaking new construction within the municipal boundaries of the Town.
- (C) Properties and subject accounts associated with new development and fee waiver requests must be in good standing with the Town and have all associated fees and taxes paid in full. Applicants need to submit a written request and provide detailed information about their organization and project for consideration by the Town Board. Incomplete requests will be cause for denial of waivers. Upon submittal, the Town Board will consider the request at the next scheduled Town Board meeting.
- (D) Non-profit organizations must provide proof of non-profit status (in good standing) and illustrate their project provides economic benefit to the Town through creation of jobs and/or defined community benefit.
- (E) Housing development projects seeking building permit fee waivers much serve affordable workforce housing this is for a maximum of 140% of the Area Median Income (AMI). Housing must be deed restricted and define AMI limits or other restrictive measures.
- (F) All projects must be completed in accordance with all Town codes and policies by December 31, 2024. Failure to complete projects in this manner will result in the assessment of the previously waived fees, which must be paid in full before a Certificate of Occupancy is issued.


3. This Ordinance shall become effective 30 days after the publication thereof.

PASSED, APPROVED AND ORDERED PUBLISHED this 12th day of December, 2022.

TOWN OF IGNACIO, COLORADO

  
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Clark Craig, Mayor

ATTEST:

  
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Tuggy Dunton, Town Clerk