

Trustees consider suspending impact fee to attract business to Main Street



Written by Bob Borchardt

Wednesday, 19 January 2011 00:00

During the Jan. 13 work session, the Cedaredge trustees discussed at length the suspension of its street circulation impact fees for businesses located in the B-1 Zoning area (W. Main St.) as an incentive to encourage new businesses to consider the downtown business district.

Cedaredge mayor Pat Means said that many business owners along W. Main St. feel that the Town of Cedaredge "is not business friendly."

Means said suspending the impact fees in that area for a year is a way to attract and promote new businesses to the downtown area. "It's not an end," said Means, "but a beginning."

When asked why the Highway 65 business corridor should not be included in the suspension, Means explained that much of the zoning along the highway corridor allows for larger business operations than those in the B-1 district — businesses that could have a major impact on the service provided for by the town such as parking, police protection, fire protection, vehicular travel and other services. "Impact fees are essential for large businesses — not for coffee shops going in downtown," said Means.

In response to another question, Means explained the trustees do not have the authority to waive the provision for individual businesses, but they could change the ordinance.

The trustees also discussed the notice from Larry Caveny (Buffalo Court, Inc., dba The Grill at DeerCreek Village Golf Course) that he will cease operations, effective Jan. 31.

According to DeerCreek Village Golf Course manager Larry Murphy, the timing is good. With winter in full force, Murphy said they can close down while finding potential lessees. "Better now than in June," said Murphy.

With that in mind, the trustees were unanimous and resolute in their recommendation to find a new lessee as soon as possible. It was noted three parties had already expressed an interest in leasing The Grill without any advertising or formal requests for bids.

Means explained that the trustees can't do anything until Caveny is gone and that it is an issue that the town administrator needs to deal with, under the board's direction.

The trustees also discussed ways to improve the town's revenues, including charging the Surface Creek Community Service Food Bank for part of the utility costs and increasing the amount charged to the Volunteers of America for their use of the Community Center's community room to help cover the increased utility bills; renting out Room B of the Community Center to the "New Hope Free Evangelical Free Church" as room for storage.

With respect to the Food Bank, trustee Nelson Cederberg said the Food Bank provides an essential service. Most of the trustees appeared willing to waive any proposed utility charges to the food bank.

Trustee Nancy Sturgill suggested that instead of charging the food bank for utility costs, the food bank could make needed improvements to the facility to help improve energy efficiency.

The trustees also discussed the appointment of Steve Harper as the town's attorney. If appointed, Harper will replace Gregg Stanway, who resigned from the position on Dec. 31.

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