



CITY COUNCIL WORK SESSION
Monday, October 3, 2022 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation for this meeting will be in person in the City Council Chambers, and the meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer>.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

1) DISCUSSION ITEMS

- A) Stormwater Utility Fee Study Contract Award Recommendation (15 minutes)
Staff: Public Works Manager Jim Scheid 2-3
- B) Contract Award Recommendation for Safeguarding of Historic Power Plant (15 minutes)
Staff: Public Works Manager Jim Scheid 4
- C) 2023 City Council Meeting Schedule (10 minutes)
Staff: City Clerk Lisa DelPiccolo 5-6

2) GENERAL CITY COUNCIL DISCUSSION

3) STAFF COMMENTS

- A) Invitation from Chief Judge for Ben Morris to join Community Advisory Board for Pre-trial Services
- B) Acknowledgement of a Large Donation to the Montrose Animal Shelter

FUTURE TOPICS

- Special Meeting/Executive Session for City Manager Informal Mid-Cycle Review – October 17
- Historic Preservation Commission Appointment – October 18
- Liquor License Transfer Application for West Main Liquors – October 18
- Proposed 2023 Fee Schedule Updates – October 17
- First Reading of the 2023 Budget Ordinance – November 1
- New Brew Pub Liquor License Application – Pomona Brewing Company – November 1
- Hilltop North Addition Annexation Hearing – November 15

**Please note that the times listed are estimates only. Actual times may vary depending upon discussion and public comment received.*

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: **October 3, 2022**
RE: 22-020 Stormwater Utility Fee Study Contract Award Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg

Action

Consider the award of a contract with Carollo Engineers, Inc in the amount of \$54,404.00 for the completion of a Stormwater Utility Fee Study

Background

Due to the aging stormwater infrastructure within the City of Montrose and the increasing requirements from the State of Colorado in regard to the treatment of stormwater, City Staff has requested proposals from consultants that specialize in utilities such as stormwater and the funding mechanisms that exist in similar communities to Montrose to conduct a comprehensive Stormwater Utility Fee Study. In order to provide a recommendation for rate fee structures for the Montrose City Council to consider, this study will include evaluating possible rate and fee structures by comparing them to benchmarks in the industry and to structures used by other agencies within the state of Colorado. The new approach under consideration would use a monthly stormwater fee based on the property's impact to the stormwater system. The stormwater utility billing system would be designed to create a system in which properties pay for their portion of the stormwater system's expenses and provide a predictable and sustainable funding source to properly maintain and update the stormwater system.

This phase of the project is the "study", in which the consultant would provide recommendations and of rate structure formats. The consultant would provide options for the City Council to consider for a later phase of the project, which would be the "implementation" phase.

The consultant would work closely with the City's finance department to be sure that any of the options provided would align with the existing billing system.

The City received three bids for this project as shown below.

Company	Location	Construction Est.
Carollo	Broomfield, CO	\$ 54,404.00
FCS Group	Redmond, WA	\$ 59,445.00
Raftelis	Greenwood Village, CO	\$ 97,190.00

After review of the proposals, all three were determined to be qualified and complete. The selection committee scored each of the proposals, Carollo scored the highest and Staff is recommending award.

Contract Administration and Project Financials

This phase of this project has been budgeted for in the 2022 budget in the Street Cleaning Budget (100-5120-353-000) in the amount of \$50,000.00.

Once approved, Carollo would begin their scope of work with the anticipation of being completed in April of 2023. Approximately \$25,000 of the scope would be completed in 2022 and the remainder in 2023. The remaining portion of this phase has been budgeted in the 2023 budget.

CONTRACT AUTHORIZATION RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: **October 3, 2022**
RE: Contract Authorization Recommendation for Safeguarding of Historic Power Plant
CC: William Bell, Ann Morgenthaler, Shani Wittenberg

Action

Consider the authorization and award of \$74,261.25 for the safeguarding of a City owned structure at 30 W South 4th Street (also known as the Bullock Power Plant)

Background

The City purchased the former Bullock Power Plant in 2021 and has since been protecting the site and structure for future development possibilities and preparing for the pursuit of grant funding to remediate the site from environmental hazards. As a first step in this process the building and site need to be further secured and protected. The building is the focus for this contract recommendation and also the most urgent. The interior of the building is currently open to the weather, wildlife and the potential trespasser. The building is also known to have environmentally hazardous materials such as asbestos that with grant funding could be remediated but in the meantime the structure needs to be secured to prevent the further spread of the hazardous materials.

Due to the presence of hazardous materials, a licensed abatement contractor will be required to perform the work associated with the building security. The work will consist of the securing of any existing boards covering windows and doors, the installation of new plywood and framing over any openings large enough for wildlife to enter on all levels, filling of mechanical and electrical system ducts and pipes protruding from within the structure, the barricading of existing doors and posting signage with the proper warnings of environmental hazards. This work may require the removal of some of the trees that have grown next to the building.

The City received three quotes for this work as shown below.

Company	Location	Construction Est.
Orion Environmental Inc.	Brighton, CO	\$64,575.00
Oak Environmental, LLC.	Commerce City, CO	\$81,348.00
Eco-Friendly-Biz	Lakewood, CO	\$80,100.00

Contract Administration and Project Financials

City Staff is recommending that a contract in the amount of \$64,575.00 is awarded to Orion Environmental Inc. A 15% contingency has been added to this quoted amount due to the uncertain nature of the work. The contract amount of \$64,575.00 plus a 15% contingency equals the total to be authorized of \$74,261.25. This is not a budgeted project and would be funded out of undesignated fund balance.



CITY OF MONTROSE
CITY CLERK

MEMO

DATE: September 28, 2022
TO: City Council
FROM: Lisa DelPiccolo, City Clerk
RE: 2023 City Council Meeting Schedule

Listed below are calendar items for discussion at the October 3 work session. It is important to note that any changes to the regular meeting schedule require City Council action. Work sessions can be scheduled as City Council desires.

Work Session Conflicts

For Monday holidays that conflict with City Council work sessions, protocol has been to schedule the work session at 10 a.m. on the Tuesday of the regular meeting. The holiday conflicts for 2023 work sessions are listed below:

- January 2 - New Year's Day
- January 16 - Martin Luther King, Jr. Day
- February 20 – Presidents Day
- September 4- Labor Day

If City Council would like to continue with the current protocol, these work sessions will be rescheduled for January 3, January 17, February 21, and September 5 respectively.

Regular Meeting Conflict

The Fourth of July holiday falls on the first Tuesday in July, with a work session scheduled on Monday, July 3.

Colorado Municipal League Annual Conference

The CML Annual Conference is scheduled for June 25-28 and will not conflict with the 2023 meeting schedule.



City of Montrose 2023 City Council Calendar



City Holiday



City Council



City Council Work Session



CML Annual Conference

JANUARY						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
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JULY						
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FEBRUARY						
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JUNE						
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DECEMBER						
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