



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, October 18, 2022 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose City Council is pleased to have residents of the community take time to attend City Council meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

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.

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- 1) City Council meeting called to order by Mayor Dave Frank
 - 2) The Pledge of Allegiance
 - 3) Roll call by the Deputy City Clerk
 - 4) Changes to the agenda including additions and deletions
 - 5) Youth City Council Applicant Interview
 - 6) CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS

The “Call for Public Comment” agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time.

Comments made during this time should be addressed to the Council and pertain to matters of at least general importance to the City and its operations. Please be aware that neither City Council nor City staff are expected to respond or engage in discussion or debate. Personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial or gender-oriented slurs are prohibited, as is any “disorderly conduct” which violates state or local law and shall not be permitted.

7) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the October 3, 2022, special City Council meeting and the October 4, 2022, regular City Council meeting. *Staff: Deputy City Clerk Briceida Ortega* **4-9**

Action: Consider making a motion to approve the minutes of the October 3, 2022, special City Council meeting and the October 4, 2022, regular City Council meeting as presented.

8) HISTORIC PRESERVATION COMMISSION APPOINTMENT (5 minutes)

City Council consideration of the appointment of Historic Preservation Commission Alternate Jeremy Omvig as a regular member of the City of Montrose Historic Preservation Commission for a term that expires on October 16, 2025.

Action: Consider making a motion to appoint Planning Commission Alternate Jeremy Omvig as a regular member of the City of Montrose Historic Preservation Commission for a term that expires on October 16, 2025.

9) RETAIL LIQUOR STORE TRANSFER APPLICATION (15 minutes)

City Council consideration of the transfer of the Retail Liquor Store license at 113 W. Main Street from Phil's Enterprises LLC, d.b.a. West Main Liquors, to Quick Shop, LLC, d.b.a. West Main Liquors, for consumption off of the licensed premises. *Staff: Assistant City Attorney Chris Dowsey* **10-13**

Action: Accept public comment. Consider making a motion to approve the transfer of the Retail Liquor Store at 113 W. Main Street from Phil's Enterprises LLC, d.b.a. West Main Liquors, to Quick Shop, LLC, d.b.a. West Main Liquors, for consumption off of the licensed premises.

10) ORDINANCE 2597 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2597 on second reading, an Ordinance of the City of Montrose, Colorado, repealing Subsection 6-1-28(L) from the Official Code of the City of Montrose, Colorado, to remove a reference to an unused account. *Staff: Municipal Court Judge Charles Greenacre and City Attorney Ben Morris* **14-19**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2597 on second reading as presented.

11) STORMWATER UTILITY FEE STUDY CONTRACT AWARD (15 minutes)

City Council consideration of 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. *Staff: Street Division Superintendent Nik Pridy* **20-21**



Action: Accept public comment. Consider making a motion to award a contract to Carollo Engineers, Inc., in the amount of \$54,404.00 for the completion of a Stormwater Utility Fee Study as presented.

12) CONTRACT AWARD FOR SAFEGUARDING OF HISTORIC POWER PLANT
(15 minutes)

City Council Consideration of the award of a contract with Orion Environmental, Inc., and the authorization of \$74,261.25 for the safeguarding of the former Bullock Power Plant at 30 W. South 4th Street. *Staff: Facilities Manager Mark Armstrong* **22**

Action: Accept public comment. Consider making a motion to approve the award of a contract with Orion Environment and the authorization of \$74,261.25 for the safeguarding of the former Bullock Power Plant at 30 W. South 4th Street as presented.

13) BASECAMP SUBDIVISION FINAL PLAT (10 minutes)

City Council consideration of the Basecamp Subdivision Final Plat to create 2 new multifamily residential lots, associated rights of way and easements, and open space and outlots. *Staff: Planner II William Reis* **23-29**

Action: Accept public comment. Consider making a motion to approve the Basecamp Subdivision Final Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and Municipal Code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.

14) ORDINANCE 2598 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2598 on first reading, an Ordinance of the City of Montrose, Colorado, designating the Knights of Pythias Building, 33 S Cascade Ave, Montrose, Colorado, as a City of Montrose Historic Property Pursuant to § 4-15 of the Official Code of the City of Montrose. *Staff: Planner II William Reis* **30-32**

Action: Hold a hearing. Consider making a motion to pass Ordinance 2598 on first reading as presented.

15) STAFF REPORTS

- A) Sales, Use, and Excise Tax Report (5 minutes)
Staff: Finance Director Shani Wittenberg **33-38**

16) YOUTH CITY COUNCIL COMMENTS

17) CITY COUNCIL COMMENTS

18) MOTION TO ADJOURN

A special meeting of the Montrose City Council was held on Monday, October 3, 2022, at 12:00 p.m., or immediately following the work session in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Ben Morris, Lisa DelPiccolo

CALL TO ORDER

Mayor Dave Frank called the special meeting to order at 10:54 a.m.

EXECUTIVE SESSION

At 10:55 a.m., a motion was made by Doug Glaspell, seconded by Barbara Bynum, to enter into an executive session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f), and the following additional details are provided for identification purposes: City Attorney mid-cycle informal review. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 11:20 a.m.

At 11:20 a.m. a motion was made by J. David Reed, seconded by Ed Ulibarri to adjourn with no further action taken. All voted yes. Motion passed.

ATTEST:

David Frank, Mayor

Briceida Ortega, Deputy City Clerk

A regular meeting of the Montrose City Council was held on Tuesday, October 4, 2022, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Bill Bell, Ben Morris, Ann Morgenthauer, Chris Dowsey, Lisa DelPiccolo, Briceida Ortega, Greg Story, William Reis, Jace Hochwalt, Scott Murphy, Blaine Hall

ABSENT: Ed Ulibarri

GUESTS: Melanie Bell, Sydney Bell, Howie Walser, Wendy Campbell, Grace Hotsenpiller, Dan Hotsenpiller, Matt Miles, Marcie Miles, Steve Stevenson, Butch Zinsli, Lori Webb, Brandon Malara, Janet Eckerdt, Mario Capolarello, Adam Stapen, Marcie Giles

CALL TO ORDER

Mayor Dave Frank called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

Item 5, Youth City Council Applicant Interviews, was removed from the agenda.

CALL FOR PUBLIC COMMENT

Butch Zinsli spoke regarding the lack of landscape maintenance on a berm adjacent to a temporary road near Black Canyon Golf Course. Mr. Zinsli stated that plants are not being watered, and weeds are not being removed.

APPROVAL OF MINUTES

City Council considered the minutes of the September 19, 2022, special City Council meeting and the September 20, 2022, regular City Council meeting.

A motion was made by J. David Reed, seconded by Barbara Bynum, to approve the minutes of the September 19, 2022, special City Council meeting and the September 20, 2022, regular City Council meeting as presented. All voted yes. Motion passed.

YOUTH CITY COUNCIL APPOINTMENTS

City Council considered applicants Grace Hotsenpiller, Ciana Beller, Maggie Ellen Kusar, Sydney Bell, Khloey Kuehn, Hunter Barton, and Caitlin Dovey for appointment to the City of Montrose Youth City Council for the 2022-2023 term.

A motion was made by J. David Reed, seconded by Barbara Bynum, to appoint Grace Hotsenpiller, Ciana Beller, Maggie Ellen Kusar, Sydney Bell, Khloey Kuehn, Hunter Barton, and Caitlin Dovey to the Montrose Youth City Council for the 2022-2023 term. All voted yes. Motion passed.

TAVERN LIQUOR LICENSE TRANSFER APPLICATION

City Council considered an application for the transfer of a Tavern liquor license at 1391 S. Townsend Avenue from BC Montrose LLC, d.b.a. Holiday Inn Express Montrose Bar, to CP Montrose LLC, d.b.a. Holiday Inn Express & Suites Montrose, Colorado, for consumption on the licensed premises.

Assistant City Attorney Chris Dowsey reported that the application is for the transfer of an existing license. Mr. Dowsey stated that the file is in order, the fees have been paid, and a staff review of the application found nothing that would prevent the approval of the transfer.

Adam Stapen, attorney for the applicants, and General Manager Marcie Giles were present to answer questions. Ms. Giles reported that the business is under a new ownership and management company but will continue operating as it has for the past 10 years.

Ms. Giles said she was responsible for the liquor license under the previous owner, and she is familiar with Colorado liquor laws. Ms. Giles stated that alcohol is offered in the hotel's event center and sold at the front desk. Ms. Giles stated that all staff involved in the sale of alcohol will attend the alcohol server training offered by the City of Montrose.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to approve the transfer of a Tavern liquor license at 1391 S. Townsend Avenue from BC Montrose LLC, d.b.a. Holiday Inn Express Montrose Bar, to CP Montrose LLC, d.b.a. Holiday Inn Express & Suites Montrose, Colorado, for consumption on the licensed premises. All voted yes. Motion passed.

NEW LODGING AND ENTERTAINMENT LIQUOR LICENSE APPLICATION

City Council considered an application for a new Lodging and Entertainment liquor license at 1544 Oxbow Drive for Montrose Day Spa & Wellness Center, LLC, d.b.a. Montrose Day Spa, for consumption on the licensed premises.

City Attorney Ben Morris reported that the file is in order and the fees have been paid. Mr. Morris read a preliminary findings report into the record and reviewed a summary of petitions circulated. Mr. Morris stated that 73 signatures were submitted, and 34 were determined to be valid and in support of the license being issued.

Applicant Wendy Campbell reviewed services offered at Montrose Day Spa and stated that she received multiple requests for alcohol during celebratory events and services for bridal parties. Ms. Campbell stated that minimal amounts of alcohol will be consumed and the addition of alcohol beverages is for relaxation purposes.

Ms. Campbell stated that she understands the designation of the neighborhood as the City of Montrose and did not object. She said she is familiar with Colorado liquor laws and intends to comply. Ms. Campbell stated that she had no infractions against her previous liquor license, and her staff will attend alcohol server training.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Barbara Bynum, seconded by J. David Reed, to approve a new Lodging and Entertainment liquor license at 1544 Oxbow Drive for Montrose Day Spa & Wellness Center, LLC, d.b.a. Montrose Day Spa, for consumption on the licensed premises. All voted yes. Motion passed.

ORDINANCE 2597 – FIRST READING

City Council considered Ordinance 2597 on first reading, an Ordinance of the City of Montrose, Colorado, repealing Subsection 6-1-28(L) from the Official Code of the City of Montrose, Colorado, to remove a reference to an unused account. A hearing was held.

City Attorney Ben Morris reported that Ordinance 2597 removes a graffiti fund provision from the Municipal Code. Mr. Morris said that the provision was added in 2006 with the intent to use fines collected to fund the removal of graffiti. Mr. Morris said that few graffiti cases are filed, and fines collected are correspondingly low. Graffiti remediation is conducted with funds allocated through the General Fund.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to pass Ordinance 2597 on first reading as presented. All voted yes. Motion passed.

WOODS CROSSING NORTH SUBDIVISION PRELIMINARY PLAT

City Council considered the Woods Crossing North Subdivision Preliminary Plat.

Planner II William Reis reviewed the location of the 160.71 acres on the northeast corner of the intersection of Sunnyside Road and 6720 Road. Mr. Reis stated that the property is zoned R-3, Medium Density District, and B-4, Neighborhood Shopping District. The application consists of 287 single family residential lots, all located within the R-3 zoning designation, and a 5.42-acre park that will be dedicated to the City.

Mr. Reis reviewed the subdivision process, subdivision review standards, Comprehensive Plan and Municipal Code provisions, and zoning regulations.

Mr. Reis recommended approval of the Preliminary Plat with the standard condition, stating that the Preliminary Plat is in compliance with the Subdivision Regulations and Comprehensive Plan and meets the intent of the R-3 zoning district. The Planning Commission voted unanimously to approve the Preliminary Plat on September 14.

Mr. Reis stated that comments were received during the Planning Commission phase, but no additional comments were received for this hearing.

City Engineer Scott Murphy confirmed that the property is within City water and sewer service areas.

Public comment was accepted.

Lori Webb spoke regarding traffic concerns on 6720 Road and in the general area. Ms. Webb requested more open space on the corner of 6720 Road and Sunnyside Road for later development of the roads.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the Woods Crossing North Subdivision Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. All voted yes. Motion passed.

RESOLUTION 2022-13

City Council considered Resolution 2022-13 setting November 15, 2022, as the hearing date for the Hilltop North Addition Annexation.

Planner II William Reis reviewed the location of the parcel north of the intersection of Locust and 6600 Roads. Mr. Reis reported that the property is 10.01 acres in size, and is located within the Urban Growth Boundary, the City sewer service area, and Tri-County Water service area. An annexation impact report is required. Mr. Reis stated that the applicant is requesting a zoning designation of R-4, High Density District, and a Planning Commission zoning hearing is scheduled for October 12. Mr. Reis recommended adoption of Resolution 2022-13 stating that the request meets the requirements for annexation according to state regulations.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Resolution 2022-13 as presented. All voted yes. Motion passed.

INTERGOVERNMENTAL AGREEMENT FOR SHARED SERVICES

City Council considered an Intergovernmental Agreement between Montrose County and the City of Montrose for Liquor Licensing Shared Services.

City Clerk Lisa DelPiccolo reported that in 2021 the City of Montrose entered into a one-year agreement to provide liquor licensing services to Montrose County. Ms. DelPiccolo stated that the proposed IGA does not include a termination date, but either party can cancel the agreement with 60 days advance notice. Ms. DelPiccolo said that under this agreement the Board of County Commissioners remains the liquor licensing authority. The City Clerk's Office processes the applications for licenses and permits in unincorporated Montrose County, and the City of Montrose retains the associated fees.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to approve an Intergovernmental Agreement between Montrose County and the City of Montrose for Liquor Licensing Shared Services as presented. All voted yes. Motion passed.

STAFF REPORTS

Police Chief Blaine Hall announced that the new Public Safety Complex will open to the public for customer service on Thursday, October 6. Chief Hall said S. First Street will be open as a one-way street for west bound traffic only.

CITY COUNCIL COMMENTS

City Councilor Doug Glaspell and Mayor Dave Frank remarked on positive comments received from community members who toured the new Public Safety Complex.

Mayor Frank announced that the City of Montrose was chosen as one of the top 25 microplexes of desirable places to live in the country. Mayor Frank acknowledged the dedication of staff members and community partners.

MOTION TO ADJOURN

At 6:54 p.m., a motion was made by Doug Glaspell to adjourn the meeting with no further action taken.

ATTEST:

David Frank, Mayor

Briceida Ortega, Deputy City Clerk

Colorado Liquor Retail License Application

☐ New License ☐ New-Concurrent ☒ Transfer of Ownership ☐ State Property Only ☐ Master file			
• All answers must be printed in black ink or typewritten • Applicant must check the appropriate box(es) • Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor			
1. Applicant is applying as a/an ☒ Individual ☐ Limited Liability Company ☐ Association or Other ☐ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)			
2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation Quick Shop LLC			FEIN Number 20218183497
2a. Trade Name of Establishment (DBA) West Main Liquor		State Sales Tax Number	Business Telephone 970 240 0188
3. Address of Premises (specify exact location of premises, include suite/unit numbers) 113 W Main Street			
City Montrose	County Montrose	State Co	ZIP Code 81401
4. Mailing Address (Number and Street) 1609 Hickory Drive	City or Town Montrose	State Co	ZIP Code 81401
5. Email Address fanglingkousoum19@gmail.com			
6. If the premises currently has a liquor or beer license, you must answer the following questions			
Present Trade Name of Establishment (DBA) West Main Liquor	Present State License Number 26-65276-0000	Present Class of License RLS	Present Expiration Date 04-24-2023
Section A Nonrefundable Application Fees*		Section B (Cont.) Liquor License Fees*	
☐ Application Fee for New License.....\$1,100.00 ☐ Application Fee for New License w/Concurrent Review.....\$1,200.00 ☒ Application Fee for Transfer.....\$1,100.00		☐ Liquor-Licensed Drugstore (County).....\$312.50 ☐ Lodging & Entertainment - L&E (City).....\$500.00 ☐ Lodging & Entertainment - L&E (County).....\$500.00 ☐ Manager Registration - H & R.....\$30.00 ☐ Manager Registration - Tavern.....\$30.00 ☐ Manager Registration - Lodging & Entertainment.....\$30.00 ☐ Manager Registration - Campus Liquor Complex.....\$30.00 ☐ Optional Premises License (City).....\$500.00 ☐ Optional Premises License (County).....\$500.00 ☐ Racetrack License (City).....\$500.00 ☐ Racetrack License (County).....\$500.00 ☐ Resort Complex License (City).....\$500.00 ☐ Resort Complex License (County).....\$500.00 ☐ Related Facility - Campus Liquor Complex (City).....\$160.00 ☐ Related Facility - Campus Liquor Complex (County).....\$160.00 ☐ Related Facility - Campus Liquor Complex (State).....\$160.00 ☐ Retail Gaming Tavern License (City).....\$500.00 ☐ Retail Gaming Tavern License (County).....\$500.00 ☒ Retail Liquor Store License-Additional (City).....\$227.50 ☐ Retail Liquor Store License-Additional (County).....\$312.50 ☐ Retail Liquor Store (City).....\$227.50 ☐ Retail Liquor Store (County).....\$312.50 ☐ Tavern License (City).....\$500.00 ☐ Tavern License (County).....\$500.00 ☐ Vintners Restaurant License (City).....\$750.00 ☐ Vintners Restaurant License (County).....\$750.00	
Section B Liquor License Fees* ☐ Add Optional Premises to H & R.....\$100.00 X _____ Total _____ ☐ Add Related Facility to Resort Complex\$75.00 X _____ Total _____ ☐ Add Sidewalk Service Area.....\$75.00 ☐ Arts License (City).....\$308.75 ☐ Arts License (County).....\$308.75 ☐ Beer and Wine License (City).....\$351.25 ☐ Beer and Wine License (County).....\$436.25 ☐ Brew Pub License (City).....\$750.00 ☐ Brew Pub License (County).....\$750.00 ☐ Campus Liquor Complex (City).....\$500.00 ☐ Campus Liquor Complex (County).....\$500.00 ☐ Campus Liquor Complex (State).....\$500.00 ☐ Club License (City).....\$308.75 ☐ Club License (County).....\$308.75 ☐ Distillery Pub License (City).....\$750.00 ☐ Distillery Pub License (County).....\$750.00 ☐ Hotel and Restaurant License (City).....\$500.00 ☐ Hotel and Restaurant License (County).....\$500.00 ☐ Hotel and Restaurant License w/one opt premises (City).....\$600.00 ☐ Hotel and Restaurant License w/one opt premises (County).....\$600.00 ☐ Liquor-Licensed Drugstore (City).....\$227.50			
* Note that the Division will not accept cash			
Questions? Visit: SBG.Colorado.gov/Liquor for more information			
Do not write in this space - For Department of Revenue use only			
Liability Information			
License Account Number	Liability Date	License Issued Through (Expiration Date)	Total \$

Name Fangling Kousoum	Type of License Liquor License	Account Number
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? ☐ Yes ☒ No		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state): a. Been denied an alcohol beverage license? ☐ Yes ☒ No b. Had an alcohol beverage license suspended or revoked? ☐ Yes ☒ No c. Had interest in another entity that had an alcohol beverage license suspended or revoked? ☐ Yes ☒ No If you answered yes to 8a, b or c, explain in detail on a separate sheet.		
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail. ☐ Yes ☒ No		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ☒ Yes ☐ No or Waiver by local ordinance? ☐ Yes ☐ No Other: _____		
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ Yes ☒ No		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ Yes ☐ No		
13. a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016? ☐ Yes ☒ No b. Are you a Colorado resident? ☒ Yes ☐ No		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee. ☐ Yes ☒ No		
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement? ☒ Yes ☐ No ☒ Ownership ☐ Lease ☐ Other (Explain in Detail) _____ a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:		
Landlord	Tenant	Expires
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. ☐ Yes ☒ No		
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".		
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.		
Last Name	First Name	Date of Birth
Last Name	First Name	Date of Birth
		FEIN or SSN
		FEIN or SSN
		Interest/Percentage
		Interest/Percentage
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.		
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: ☐ Yes ☒ No Has a local ordinance or resolution authorizing optional premises been adopted? ☐ Yes ☒ No Number of additional Optional Premise areas requested. (See license fee chart) _____		
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.		

Name	Type of License	Account Number		
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following: a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? ☐ ☒ If "yes" a copy of license must be attached.				
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation Yes No				
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? ☐ ☐ b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? ☐ ☐ c. How long has the club been incorporated? d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? ☐ ☐				
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following: a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) ☐ ☐				
22. Campus Liquor Complex applicants answer the following:				
a. Is the applicant an institution of higher education? ☐ ☐ b. Is the applicant a person who contracts with the institution of higher education to provide food services? ☐ ☐ If "yes" please provide a copy of the contract with the institution of higher education to provide food services.				
23. For all on-premises applicants. a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager	First Name of Manager			
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Yes No ☐ ☐				
25. Related Facility - Campus Liquor Complex applicants answer the following: Yes No ☐ ☐ a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex. b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager	First Name of Manager			
26. Tax Information. Yes No				
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ ☒ b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ ☒				
27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.				
Name	Home Address, City & State	DOB	Position	%Owned
Fangling Kousoum	1609 Hickory Drive Montrose Co 81403		Owner	100%
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned

Name Fangling Kousoum		Type of License Liquor License	Account Number	
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.				
Oath Of Applicant				
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.				
Authorized Signature 		Printed Name and Title Fangling Kousoum		Date 7-26-2022
Report and Approval of Local Licensing Authority (City/County)				
Date application filed with local authority September 12, 2022		Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) October 18, 2022		
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been: ☒ Fingerprinted ☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license (Check One) ☐ Date of inspection or anticipated date _____ ☒ Will conduct inspection upon approval of state licensing authority				
☒ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? ☐ Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?				Yes No ☐ ☒ ☐ ☐ ☐ ☐
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.				
Local Licensing Authority for		Telephone Number		☐ Town, City ☐ County
Signature	Print	Title	Date	
Signature	Print	Title	Date	

ORDINANCE NO. 2597

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, REPEALING SUBSECTION 6-1-28 (L) FROM THE OFFICIAL CODE OF THE CITY OF MONTROSE, COLORADO, TO REMOVE A REFERENCE TO AN UNUSED ACCOUNT

WHEREAS, § 6-1-28 of the Official Code of the City of Montrose addresses the issue of graffiti and the remediation thereof; and

WHEREAS, part of the City's graffiti remediation regime originally contemplated use of an account, intended for accumulation of monies from persons convicted of violating the City's ordinances prohibiting graffiti; and

WHEREAS, the actual amount of money directly assessed as penalties from graffiti-related cases in the Municipal Court has been small; and

WHEREAS, the City Council has determined that any monies collected from graffiti-related cases should be accumulated in a revenue account of the General Fund instead of a special graffiti-related account.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

Section 1: Section 6-1-28 (L) (Anti-Graffiti Account) of the Code is amended to read as follows:

(L) Repealed by Ordinance no.2597, 10/18/2022.

Section 2:

The Anti-Graffiti Account, no. 100-2227-455000, shall be closed. All monies within said Account shall be transferred to the General Fund as reimbursement for prior graffiti remediation.

Section 3:

Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4:

This Ordinance shall be so interpreted and construed as to effectuate its general purpose. Article and section headings of the Ordinance shall not be deemed to govern, limit, modify or in any

manner affect the scope, meaning or extent of the provisions of any article or section thereof. In the case of a conflict between any provision or provisions of this Ordinance, and those of prior Ordinances, where such conflicts cannot be resolved by reasonable legal interpretive methods or doctrines, the provisions of this Ordinance shall control.

Section 5:

Except as specifically amended hereby, the Official Municipal Code of the City of Montrose (hereinafter sometimes called the "Code"), and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 6:

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Montrose and the inhabitants thereof.

Section 7:

The City Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the City of Montrose Charter.

Section 8:

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 9:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

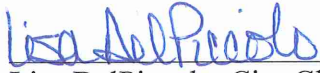
Section 10:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 4th day of October, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

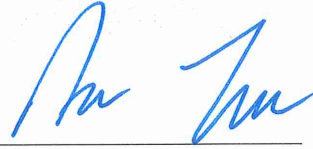
INTRODUCED, READ and PASSED on first reading this 4th day of October, 2022.

ATTEST:



Lisa DelPiccolo, City Clerk





David Frank, Mayor

INTRODUCED, READ and ADOPTED on second reading this 18th day of October, 2022.

ATTEST:

Lisa DelPiccolo, City Clerk

David Frank, Mayor

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, REPEALING SUBSECTION 6-1-28 (L) FROM THE OFFICIAL CODE OF THE CITY OF MONTROSE, COLORADO, TO REMOVE A REFERENCE TO AN UNUSED ACCOUNT

WHEREAS, § 6-1-28 of the Official Code of the City of Montrose addresses the issue of graffiti and the remediation thereof; and

WHEREAS, part of the City's graffiti remediation regime originally contemplated use of an account, intended for accumulation of monies from persons convicted of violating the City's ordinances prohibiting graffiti; and

WHEREAS, the actual amount of money directly assessed as penalties from graffiti-related cases in the Municipal Court has been small; and

WHEREAS, the City Council has determined that any monies collected from graffiti-related cases should be accumulated in a revenue account of the General Fund instead of a special graffiti-related account.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

Section 1: Section 6-1-28 (L) (Anti-Graffiti Account) of the Code is amended to read as follows:

(L) ~~**Anti-Graffiti Account:** The City Council hereby creates a restricted Anti-Graffiti Account in the General Fund. Penalties assessed against violators of this Ordinance shall be placed in the fund, along with any monetary donations received from persons wishing to contribute to the fund. The Council shall direct the expenditures of monies in the fund. Such expenditures shall be limited to the payment of the cost of graffiti removal, the payment, at the discretion of the City Manager, of rewards for information leading to the conviction of violation of the Ordinance, the costs of administering the Ordinance, and such other public purposes as may be approved by the Council by resolution. Repealed by Ordinance no. 2597, 10/18—/2022.~~

Section 2:

The Anti-Graffiti Account, no. 100-2227-455000, shall be closed. All monies within said Account shall be transferred to the General Fund as reimbursement for prior graffiti remediation.

Section 3:

Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or

unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4:

This Ordinance shall be so interpreted and construed as to effectuate its general purpose. Article and section headings of the Ordinance shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or extent of the provisions of any article or section thereof. In the case of a conflict between any provision or provisions of this Ordinance, and those of prior Ordinances, where such conflicts cannot be resolved by reasonable legal interpretive methods or doctrines, the provisions of this Ordinance shall control.

Section 5:

Except as specifically amended hereby, the Official Municipal Code of the City of Montrose (hereinafter sometimes called the “Code”), and the various secondary codes adopted by reference therein, shall continue in full force and effect.

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Section 7:

The City Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the City of Montrose Charter.

Section 8:

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 9:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 10:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

INTRODUCED, READ and PASSED on first reading this _____ day of _____, 2022.

ATTEST:

Lisa DelPiccolo, City Clerk

David Frank, Mayor

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Tuesday, the _____ day of _____, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this _____ day of _____, 2022.

ATTEST:

Lisa DelPiccolo, City Clerk

David Frank, Mayor

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
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: October 18, 2022
RE: Basecamp Subdivision Final Plat
ATTACHMENTS
● Exhibit A: Maps

City Council Consideration:

City Council is considering approval of this final plat application. Council will consider all of the information in this memo in making a decision.

Application Background:

Basecamp Subdivision is a multi-family development at the southern end of the Montrose Urban Renewal Authority (MURA) project. The property is approximately 3.6 acres in size and is bordered on the east by North Grand Avenue, on the west by the Uncompahgre River, and on the south by the future extension of North 6th Street. The property is zoned "I-1" Light Industrial District and is part of the MURA project initiated in 2017. City Council approved the Preliminary Subdivision Plat on March 2, 2021.

The Basecamp Planned Development (PD) was created to replace the Colorado Outdoors Planned Development of which these properties were originally a part. The properties on this PD will remain a part of the Montrose Urban Renewal Authority. It meets the minimum 20% open space requirement for Planned Developments. City Council approved the Preliminary and Final Planned Development on March 2, 2021.

Applicant: Kurt Soukup, Manager, COF3 LLC



Staff Analysis:

1. Lots/blocks:
 - a. All lots meet the minimum lot size required according to the approved Planned Development Plan for Basecamp Subdivision.
2. Streets
 - a. Surrounding streets must be in place, inspected and approved by the City Engineer prior to final approval. Improvements will receive a Preliminary Letter of Infrastructure Completion.
3. Utilities
 - a. Easements are shown.
 - b. City sewer and other utilities must be installed and available to serve all lots prior to final approval.

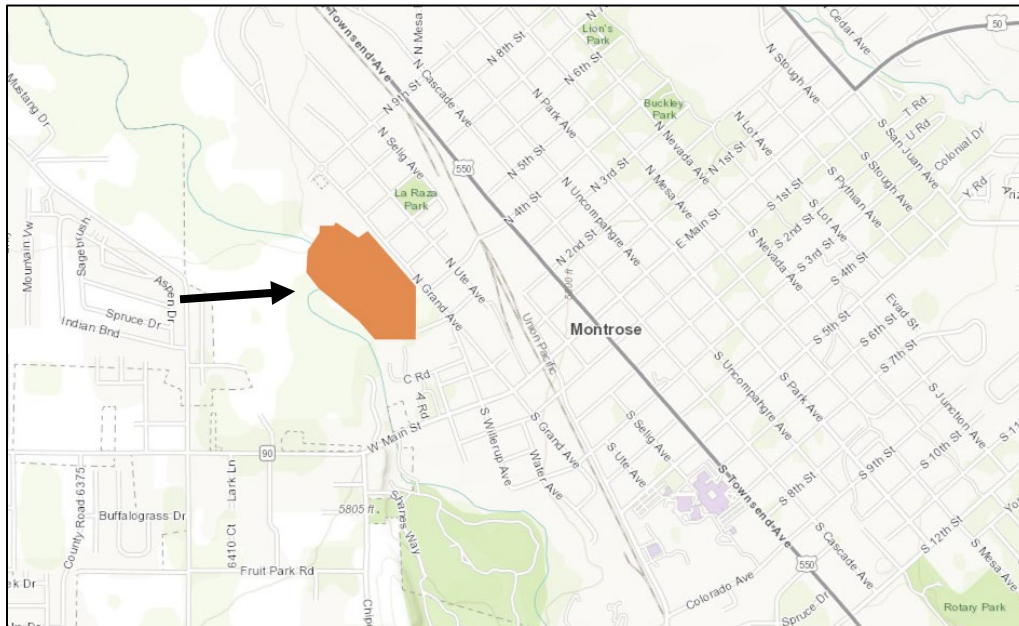
Staff Recommendation: Conditional Approval**Conditions:**

1. [Standard Condition]: The approval of this Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.

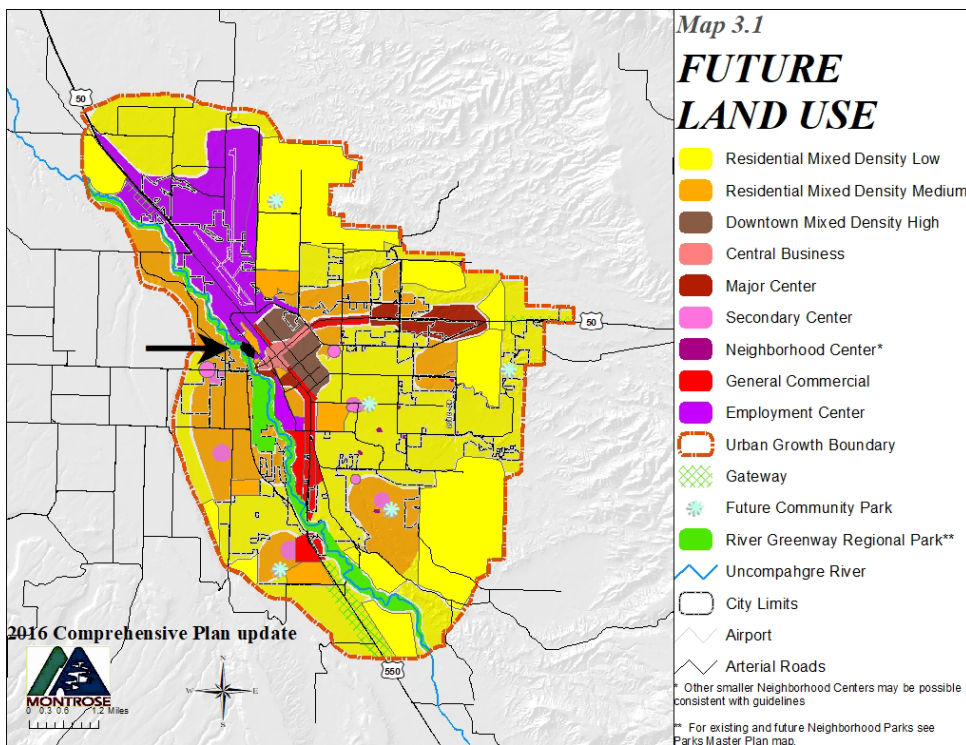


EXHIBIT A: Area Maps

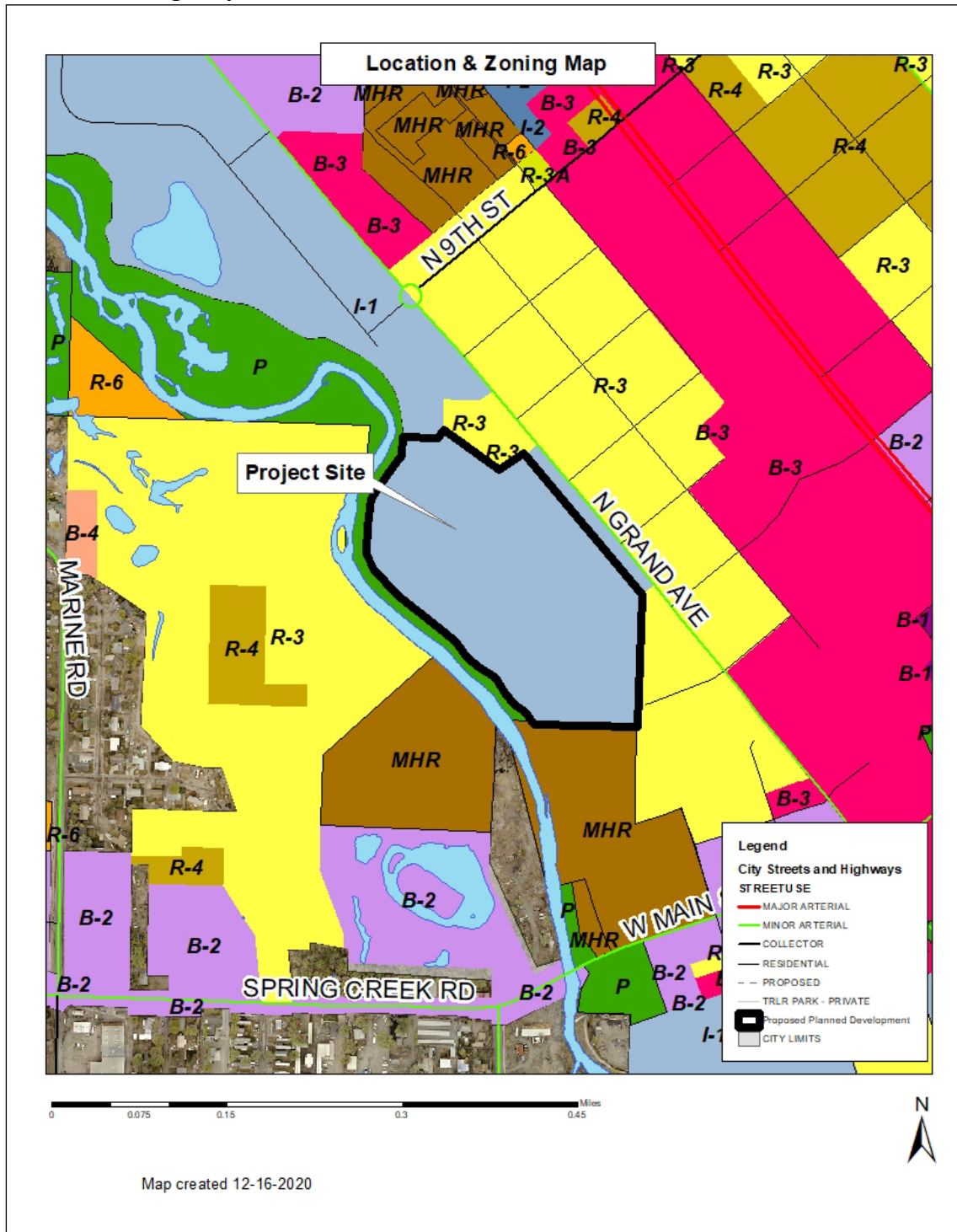
Vicinity Map

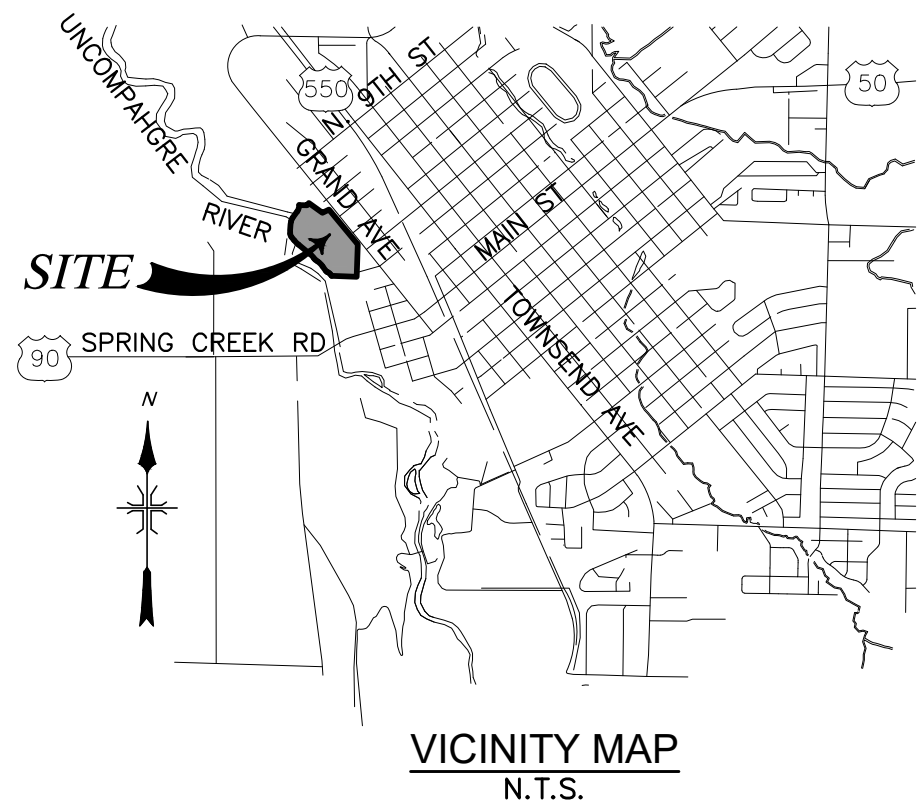


Comprehensive Plan Future Land Use Map



Location & Zoning Map





BASECAMP SUBDIVISION

SITUATED IN SECTION 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, N.M.P.M.

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

FINAL PLAT

BASIS OF BEARINGS:

The bearing between the found Rebar & Cap L57970 at the Southeast corner of the N½SW¼, also being the Center–South 1/16 corner of Section 28, and the found Rebar & Cap L512180 at the South 1/16 corner of Section 28 bears N88°04'43"W. (ASSUMED)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38–51–106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title policy issued by Fidelity National Title Insurance Company, dated November 25, 2019, bearing order number F0655431–397–DGO–LCO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

Lot 2 of Colorado Outdoors South Minor Subdivision Boundary Line Adjustment, according to the Plat recorded August 3, 2020 at Reception No. 923547, County of Montrose, State of Colorado

Lot 3 Colorado Outdoors South Minor Subdivision Boundary Line Adjustment according to the Plat recorded August 3, 2020 at Reception NO. 923547, County of Montrose, State of Colorado

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Basecamp Subdivision and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, West North 6th Street, as hereon shown.

The easements shown on this plat are dedicated, granted, and conveyed to the City of Montrose, Colorado for public access, public parking and public utility purposes including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with a perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, if any, or otherwise subject to a previously recorded conveyance.

For Lot 2:

Executed this _____ day of _____, 20____.

COF3, LLC, a Delaware Limited Liability Company

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ day of _____, 20____.

by _____, COF3, LLC, a Delaware Limited Liability Company.

Witness my hand and official seal.

My commission expires _____

Notary

For Lot 3:

Executed this _____ day of _____, 20____.

COF4 LLC, a Delaware Limited Liability Company

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ day of _____, 20____.

by _____, COF4 LLC, a Delaware Limited Liability Company, LLC.

Witness my hand and official seal.

My commission expires _____

Notary

ENGINEER'S CERTIFICATE

I, David Schieldt, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

Engineer
Registration No. 47195
Date: _____

ATTORNEY'S CERTIFICATE

I, _____, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except

Attorney
Registration No. _____
Date: _____

MISCELLANEOUS PLAT NOTES

1. The drainage easements shown hereon shall be maintained by the owners of the lots encumbered by the easement in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

2. Site development of individual lots within the Basecamp Subdivision shall account for all drainage from adjacent lots currently and as may be developed in the future. Individual lots approved for construction through the City of Montrose Site Development process shall be required to demonstrate engineered solutions to historical and anticipated drainage from adjacent and/or up-gradient lots and properties.

3. Each dwelling unit in the Basecamp Subdivision shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to Section 4–7–7(c)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE–1J School District.

4. The zoning of this property is I–1 as shown on the City's Official Zoning Map, and defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change. Residential development is allowed as a "use by right" in all I–1 zoned areas.

5. All access easements, trail easements, and privately held common areas or open space tracts, now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in the Basecamp Subdivision jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

A. By executing this Plat, the owner(s) whose signature(s) appear hereon, joined by the Lienholder(s), if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quitclaim(s) to Basecamp Subdivision Owners' Association, a Colorado nonprofit corporation, Tract A shown and designated on this Plat.

B. Certificate of Good Standing. The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the above-named Property Owners' Association's: i) compliance with all applicable requirements of the Colorado Secretary of State, and ii) good standing with the Colorado Secretary of State.

C. Declaration of Covenants Recorded. The Declaration of Covenants, Conditions, and Restrictions for Basecamp Home Owners' Association, Inc., applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. 933766, on the 25 March, 2021 in the office of the Montrose County Clerk and Recorder.

6. All landscaping improvements within dedicated City rights of way shall be maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in the Basecamp Subdivision jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such improvements, nor shall the City be responsible for future right of way landscaping improvements. Upon failure to properly maintain such improvements, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

7. If agreed upon by all affected parties, all easements shown within lots are subject to relocation as the lots are developed and final platted through the City of Montrose subdivision process.

8. The 100 year floodplain and floodway lines shown are per Revised Letter of Map Revision (LOMR) dated June 27, 2018; Effective date of this revision: November 9, 2018; CASE NO. 17–08–1374P.

9. The Basecamp Subdivision is located approximately 1 mile south of the Montrose Regional Airport. The Basecamp Subdivision is within the Airport Influence Area of a busy airport used by piston and jet aircraft and is open 24 hours a day seven days a week. All property within the Basecamp Subdivision is subject to over-flights and the effects thereof, which may include but is not limited to noise, vibration, fumes, and dust.

Nicholas Barrett
Colorado Registered Land Surveyor
Registration No. 38037
Date: _____

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 20____, by _____, City Manager of the City of Montrose.

City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 20____ by _____, City Attorney of the City of Montrose.

City Attorney

APPROVAL OF VACATED EASEMENTS PER THIS PLAT

City of Montrose _____ Date _____

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City Regulations and Specifications except as follows:

City Engineer
Registration No. _____
Date: _____

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 20____, by _____, Mayor of the City of Montrose; all conveyances and vacations of interests in real property made on this plat are hereby accepted and approved by the City.

Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, 20____ under Reception No. _____.

Clerk and Recorder
Montrose County, Colorado

Deputy

PRELIMINARY



DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
125 Colorado Ave. • Montrose, CO 81401 • (970) 245-2231 • (970) 245-2242 FAX
www.del-mont.com • service@del-mont.com

FIELD BOOK:	DRAWN BY: DCC	DATE: 2022-09-20
SHEET: 1 of 3	FILE: 20017V_PLAT-FINAL	JOB NO.: 20017

TITLE: BASECAMP SUBDIVISION FINAL PLAT
CLIENT: MONTROSE URBAN RENEWAL AUTHORITY
ADDRESS & PHONE:
TYPE: FINAL

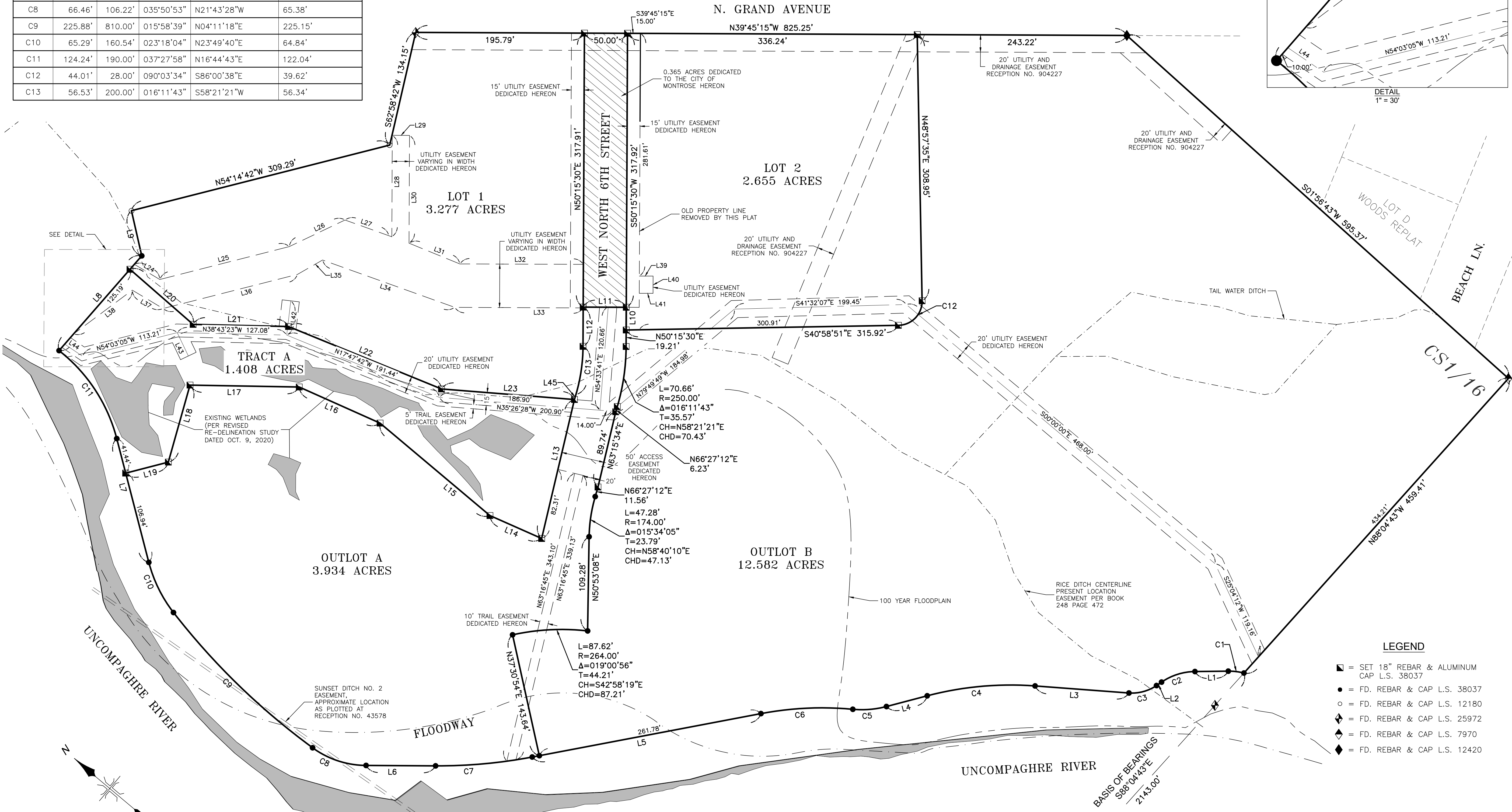
NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	18.34'	70.00'	015°00'50"	N33°10'39"W	18.29'
C2	41.22'	70.00'	033°44'06"	N57°33'07"W	40.62'
C3	33.75'	51.45'	037°34'46"	N55°03'48"W	33.14'
C4	126.27'	380.00'	019°02'18"	N45°13'36"W	125.69'
C5	39.36'	112.00'	020°08'12"	N44°40'39"W	39.16'
C6	107.07'	380.00'	016°08'36"	N42°40'51"W	106.71'
C7	112.77'	580.00'	011°08'25"	N45°13'07"W	112.60'
C8	66.46'	106.22'	035°50'53"	N21°43'38"W	65.38'
C9	225.88'	810.00'	015°58'39"	N04°11'18"E	225.15'
C10	65.29'	160.54'	023°18'04"	N23°49'40"E	64.84'
C11	124.24'	190.00'	037°27'58"	N16°44'43"E	122.04'
C12	44.01'	28.00'	090°03'34"	S86°00'38"E	39.62'
C13	56.53'	200.00'	016°11'43"	S58°21'21"W	56.34'

BASECAMP SUBDIVISION
SITUATED IN SECTION 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, N.M.P.M.
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
FINAL PLAT

AREA SUMMARY	
LOTS	5.932 ACRES
TRACT	1.408 ACRES
ROW	0.365 ACRES
OUTLOTS	16.516 ACRES
TOTAL	24.221 ACRES

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N40°41'04"W	38.69'
L2	N74°25'10"W	7.08'
L3	N35°42'27"W	109.27'
L4	N54°44'45"W	48.91'
L5	N50°45'08"W	270.20'
L6	N39°38'54"W	80.69'
L7	N35°28'42"E	148.38'
L8	N88°53'59"W	145.93'
L9	N37°09'13"E	53.78'
L10	S50°15'30"W	26.34'
L11	N39°44'30"W	50.00'
L12	S50°15'30"W	45.55'
L13	N63°16'45"E	165.64'
L14	S16°04'11"E	65.70'
L15	S00°04'15"W	166.59'
L16	S15°56'12"E	102.74'
L17	S39°01'03"E	126.77'
L18	N65°44'07"E	92.78'
L19	S54°31'18"E	51.10'
L20	N01°06'01"E	97.20'
L21	N38°43'23"W	110.73'
L22	N17°47'42"W	191.74'
L23	N35°26'28"W	154.81'
L24	S09°14'42"E	34.39'
L25	S54°14'42"E	154.94'
L26	S65°29'42"E	71.75'
L27	S20°17'57"E	54.06'
L28	S50°15'30"W	117.71'
L29	N39°44'30"W	20.00'
L30	N50°15'30"E	125.05'
L31	S17°47'44"E	63.69'
L32	S39°47'57"E	143.36'
L33	S39°44'30"E	149.15'
L34	S20°17'57"E	162.82'
L35	S69°45'06"E	33.57'
L36	S54°14'42"E	160.89'
L37	S09°14'42"E	41.64'
L38	S76°44'42"E	84.91'
L39	N39°51'40"W	15.98'
L40	S50°08'20"W	20.00'
L41	S39°51'40"E	16.02'
L42	N56°45'31"E	40.00'
L43	N24°30'59"E	30.00'
L44	N05°38'31"W	25.11'
L45	S66°27'12"W	6.23'



LEGEND

- = SET 18" REBAR & ALUMINUM CAP L.S. 38037
- = FD. REBAR & CAP L.S. 38037
- = FD. REBAR & CAP L.S. 12180
- ◆ = FD. REBAR & CAP L.S. 25972
- ◆ = FD. REBAR & CAP L.S. 7970
- ◆ = FD. REBAR & CAP L.S. 12420

PRELIMINARY

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

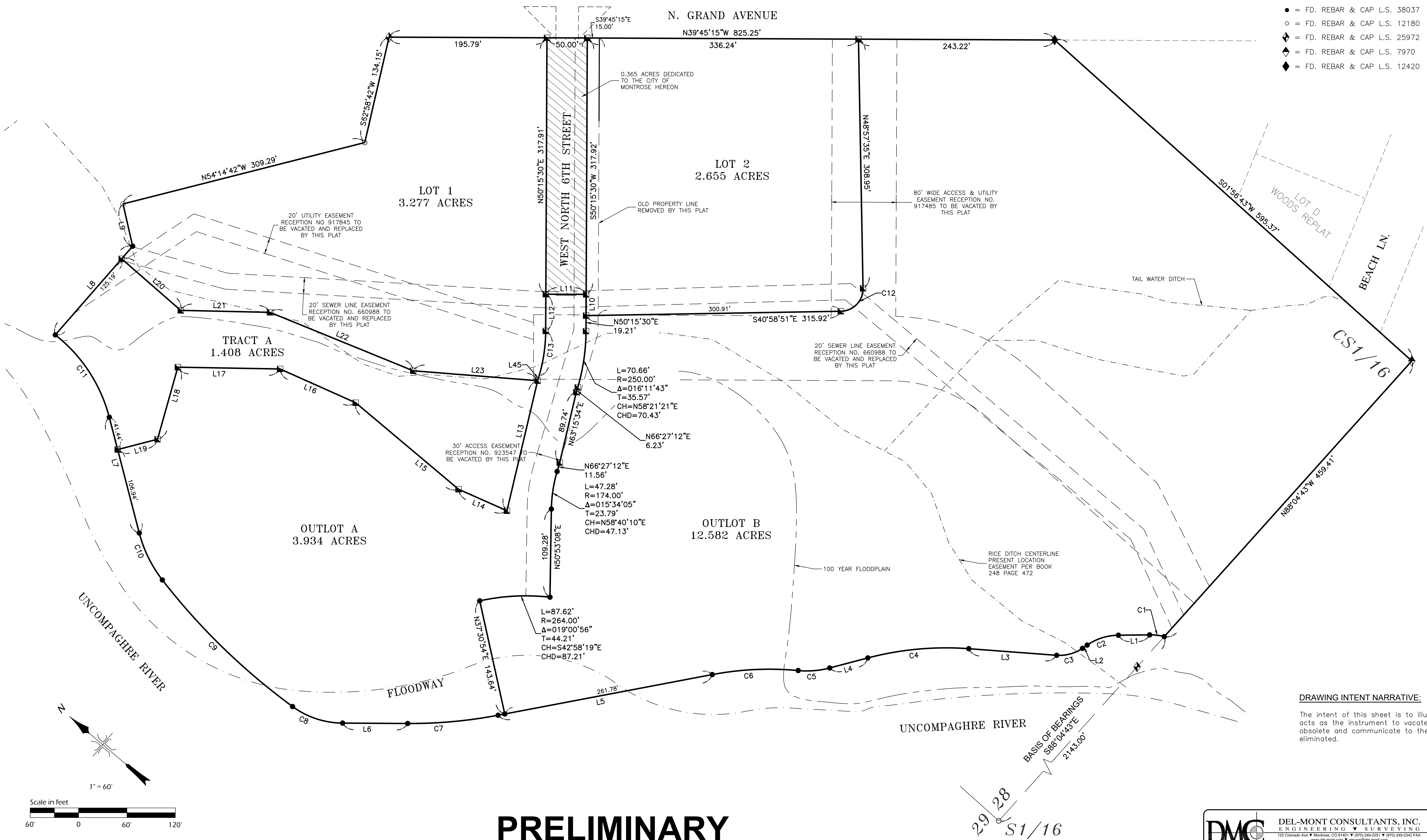
DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 245-2231 • (970) 245-2242 FAX www.del-mont.com • service@del-mont.com	
FIELD BOOK:	2 of 3	DATE:	2022-09-20
FILE:	20017V_PLAT-FINAL	JOB NO.:	20017
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BASECAMP SUBDIVISION

SITUATED IN SECTION 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, N.M.P.M.
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO
FINAL PLAT

LEGEND

- = SET 18" REBAR & ALUMINUM
CAP L.S. 38037
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- ◆ = FD. REBAR & CAP L.S. 12420



DRAWING INTENT NARRATIVE:

The intent of this sheet is to illustrate easements. This drawing acts as the instrument to vacate any easements that are deemed obsolete and communicate to the reader which easements will be eliminated.

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

TITLE			
BASECAMP SUBDIVISION FINAL PLAT			
CLIENT			
MONTROSE URBAN RENEWAL AUTHORITY			
ADDRESS & PHONE			
FIELD BOOK		DATE	DATE
		DCC	2022-09-20
SHEET		JOB NO.	TYPE
3 of 3		20017V_PLAT-FINAL	20017
			FINAL



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: October 18, 2022
RE: Historic Property Designation Application for the Knights of Pythias Building

City Council Consideration:

On September 27, 2022, the City of Montrose Historic Preservation Commission considered an application for historic property designation of the Knights of Pythias Building, located at 33 S Cascade Ave, according to Section 4-15 of the Montrose Municipal Code. The commission voted unanimously to recommend to the City Council for approval as a historic property.

Staff Analysis:

In reviewing the application, City staff submitted and the commission concurred with the following findings:

1. The structure meets the eligibility criteria per Montrose Municipal Code 4-15-3 (B) as follows:
 - a. The building is over fifty years old.
 - b. The building is significant for its association with the history of fraternal lodges in Montrose, having been erected as the second lodge hall in the city erected by the Knights of Pythias.
 - c. The building, although altered, represents the Classical Revival style popular during the early twentieth century through its cornice with brackets, concrete courses, two-story pilasters with stone trim, and windows with arched lintels.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 4-15-3 (C).

ORDINANCE NO. 2598

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DESIGNATING THE KNIGHTS OF PYTHIAS BUILDING, 33 SOUTH CASCADE AVENUE, MONTROSE, COLORADO, AS A CITY OF MONTROSE HISTORIC PROPERTY PURSUANT TO § 4-15 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE

WHEREAS, pursuant to Montrose City Code, Chapter 4-15, City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic properties within the City; and

WHEREAS, by motion approved on September 27, 2022, the City of Montrose Historic Preservation Commission (the “Commission”) determined the Knights of Pythias Building at 33 South Cascade Avenue in Montrose, as more specifically described in the legal description below (the “Property”), is eligible for the historic property designation pursuant to Montrose City Code § 4-15-3 as follows: the building is over fifty (50) years old; the building is significant for its association with the history of fraternal lodges in Montrose, having been erected as the second lodge hall in the City by the Knights of Pythias; the building, although altered, represents the Classical Revival style popular during the early twentieth century through its cornice with brackets, concrete courses, two-story pilasters with stone trim, and windows with arched lintels; and

WHEREAS, the Colorado Historical Society listed the Knights of Pythias building in the Colorado State Register of historic Properties in 1999; and

WHEREAS, the Commission further determined the Property meets the criteria set forth in City Code § 4-15-3, is eligible for designation as an historic property, and has recommended to the City Council the Property be designated as an historic property; and

WHEREAS, the owner of the Property has consented to such historic property designation and desires to protect the Property; and

WHEREAS, such historic property designation will preserve the Property’s significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to follow such recommendation and designate the Property as an historic property; and

WHEREAS, designation of the Property as an historic property is necessary for the prosperity, civic pride, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO as follows:

Section 1. The City Council hereby makes and adopts the determinations and findings

contained in the recitals set forth above.

Section 2. The Property located in the City of Montrose, Montrose County, Colorado, is described as follows, to wit:

The South 50 feet of Lots 13, 14, 15, 16, and 17, Block 87, Town of Montrose, now a part of the City of Montrose, County of Montrose, State of Colorado

also known by street and number as 33 South Cascade Avenue, Montrose, CO 81401-3971

Section 3. Alteration, additions, and other changes to the building and structures located on the Property will be reviewed for compliance with Montrose City Code § 4-15-5, as currently enacted or hereafter amended.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the ____ day of _____, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this _____ day of _____, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this ____ day of _____, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

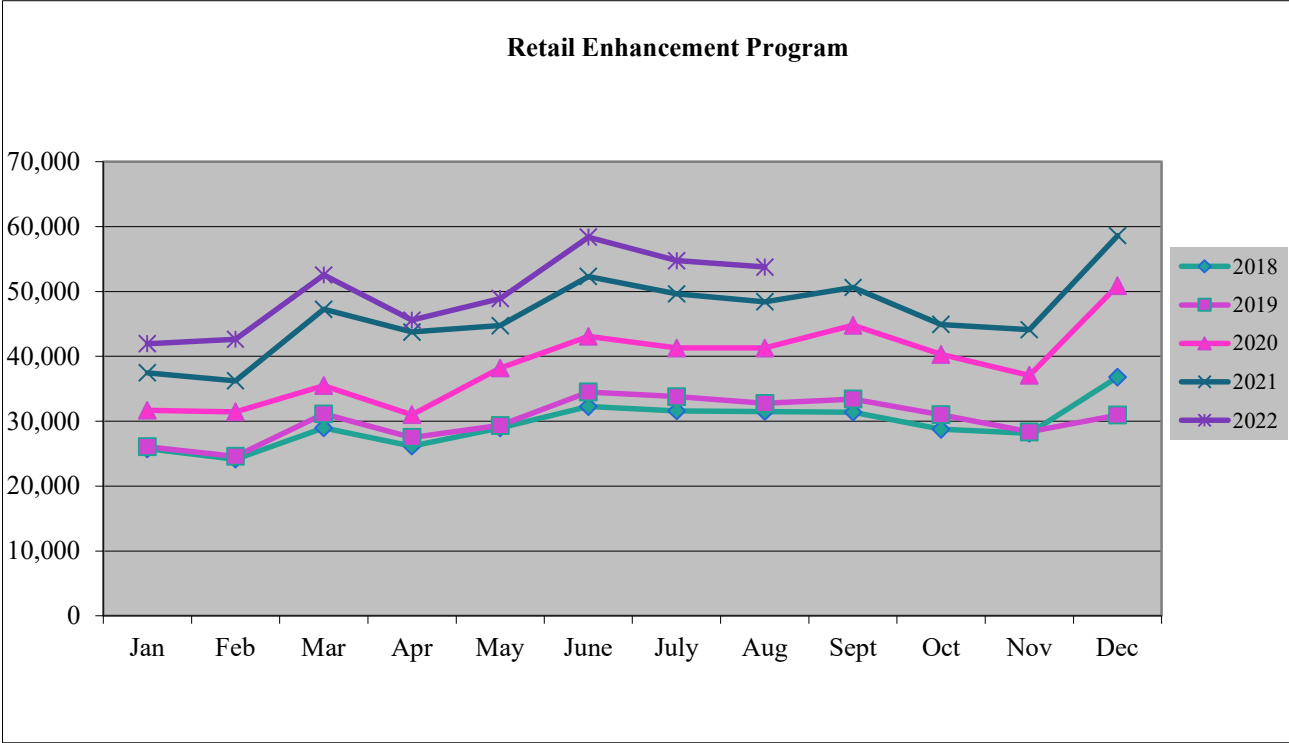
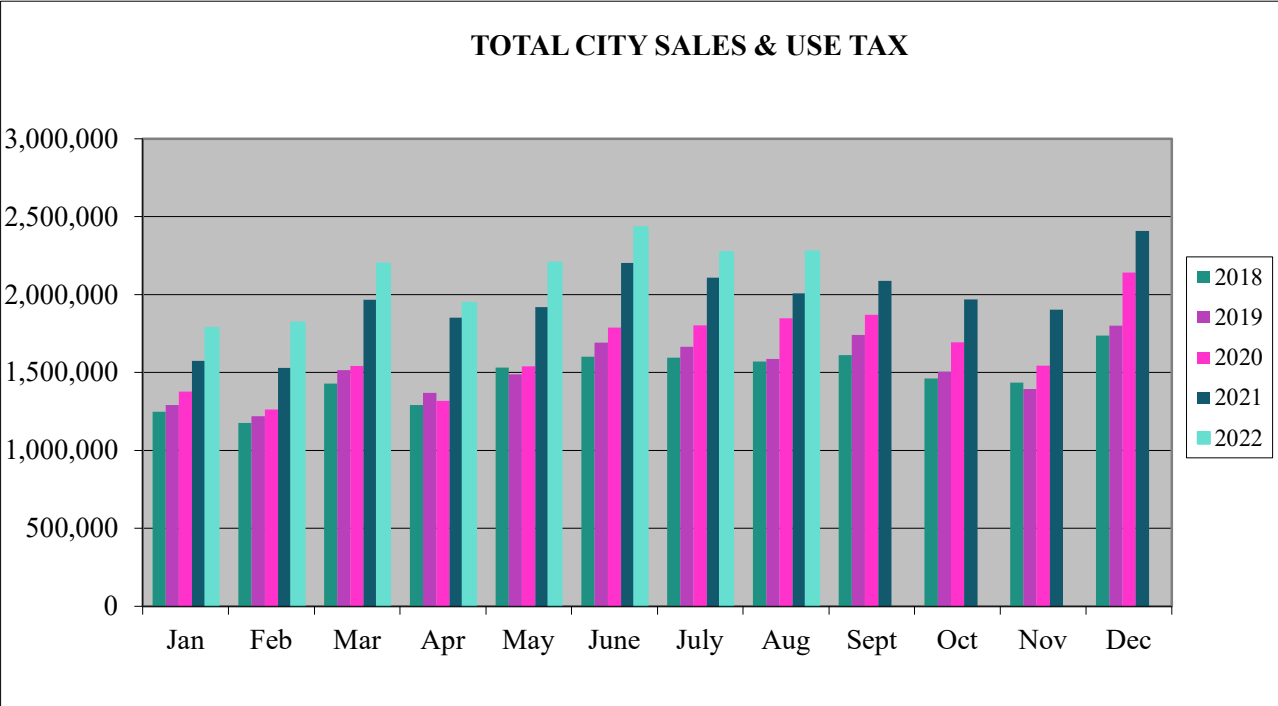
CITY OF MONTROSE

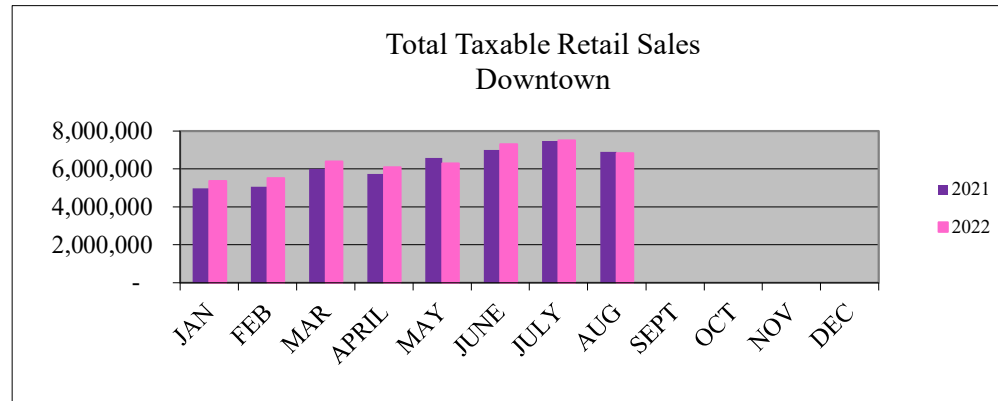
MONTHLY SALES, USE & EXCISE TAX REPORT

Date: October 12, 2022

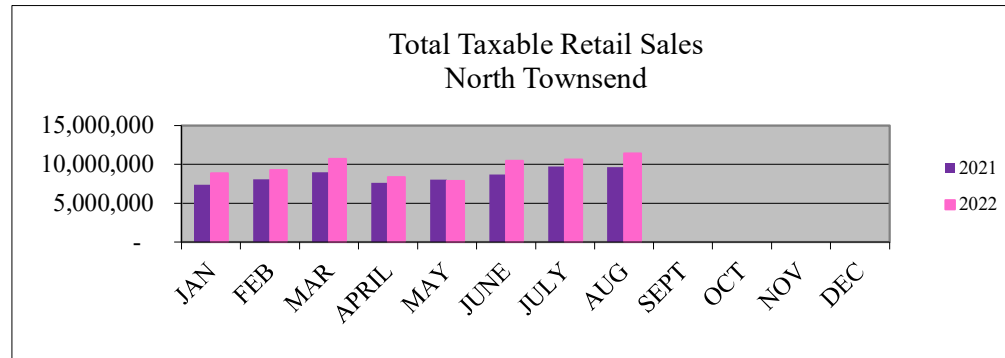
	Retail Sales Tax 3.0%			Construction Use Tax 3.0%			Use & Auto Tax 3.0%			Total Collected Sales and Use Tax			Sales and Use Budget	
	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Budget</i> <i>Budget</i> <i>2022</i>	<i>Variance</i> <i>2022</i>
Month														
Jan	1,577,196	1,411,880	11.7%	105,404	56,829	85.5%	103,384	106,625	-3.0%	1,785,984	1,575,334	13.4%	1,373,456	30.0%
Feb	1,604,527	1,356,512	18.3%	86,060	62,892	36.8%	131,237	111,783	17.4%	1,821,825	1,531,187	19.0%	1,312,954	38.8%
Mar	1,987,512	1,774,652	12.0%	76,046	67,001	13.5%	134,920	124,961	8.0%	2,198,478	1,966,614	11.8%	1,688,649	30.2%
Apr	1,727,419	1,648,303	4.8%	87,996	76,234	15.4%	130,690	127,030	2.9%	1,946,105	1,851,567	5.1%	1,578,615	23.3%
May	1,862,079	1,698,414	9.6%	230,326	79,180	190.9%	111,822	141,859	-21.2%	2,204,227	1,919,453	14.8%	1,612,555	36.7%
June	2,215,401	1,964,482	12.8%	55,698	95,375	-41.6%	162,206	142,970	13.5%	2,433,306	2,202,827	10.5%	1,891,631	28.6%
July	2,076,667	1,907,098	8.9%	65,121	60,682	7.3%	130,595	138,049	-5.4%	2,272,383	2,105,829	7.9%	1,798,641	26.3%
Aug	2,049,565	1,831,308	11.9%	86,738	49,002	77.0%	139,144	128,395	8.4%	2,275,447	2,008,705	13.3%	1,763,616	29.0%
Sept														
Oct														
Nov														
Dec														
YTD Total	15,100,368	13,592,649	11.1%	793,389	547,195	45.0%	1,043,998	1,021,672	2.2%	16,937,755	15,161,516	11.7%	13,020,117	30.1%

	PSST Retail Sales Tax 0.58%			PSST Construction Use Tax 0.58%			PSST Use & Auto Tax 0.58%			Total Collected PSST Sales and Use Tax			PSST Budget		Montrose Recreation District 0.3%		
	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Budget</i> <i>Budget</i> <i>2022</i>	<i>Variance</i> <i>2022</i>	<i>Current</i> <i>Year</i> <i>2022</i>	<i>Prior</i> <i>Year</i> <i>2021</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>
Month																	
Jan	306,061	273,697	11.8%	20,501	11,422	79.5%	19,988	20,614	-3.0%	346,550	305,733	13.4%	265,395	30.6%	179,323	160,355	11.8%
Feb	311,225	263,661	18.0%	19,789	12,159	62.7%	25,373	21,611	17.4%	356,387	297,431	19.8%	258,006	38.1%	184,349	153,850	19.8%
Mar	385,493	344,978	11.7%	14,702	18,202	-19.2%	26,085	24,159	8.0%	426,280	387,339	10.1%	335,577	27.0%	220,486	200,342	10.1%
Apr	334,940	319,857	4.7%	17,005	14,739	15.4%	25,267	24,559	2.9%	377,212	359,155	5.0%	311,595	21.1%	195,107	185,847	5.0%
May	360,979	329,666	9.5%	52,447	33,452	56.8%	21,619	27,426	-21.2%	435,045	390,545	11.4%	360,477	20.7%	225,444	202,002	11.6%
June	429,836	381,703	12.6%	16,305	18,448	-11.6%	31,360	27,641	13.5%	477,501	427,792	11.6%	371,104	28.7%	246,982	221,266	11.6%
July	402,688	370,107	8.8%	13,831	24,937	-44.5%	25,248	26,689	-5.4%	441,767	421,733	4.8%	364,414	21.2%	228,499	218,237	4.7%
Aug	398,782	355,513	12.2%	20,279	9,474	114.1%	26,901	24,823	8.4%	445,962	389,810	14.4%	338,921	31.6%	230,671	201,620	14.4%
Sept																	
Oct																	
Nov																	
Dec*																	
YTD Total	2,930,004	2,639,181	11.0%	174,859	142,833	22.4%	201,840	197,523	2.2%	3,306,703	2,979,537	11.0%	2,605,487	26.9%	1,710,861	1,543,519	10.8%

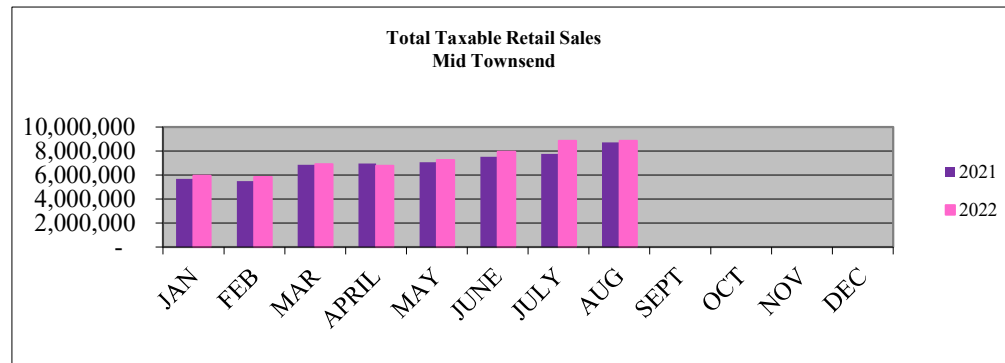




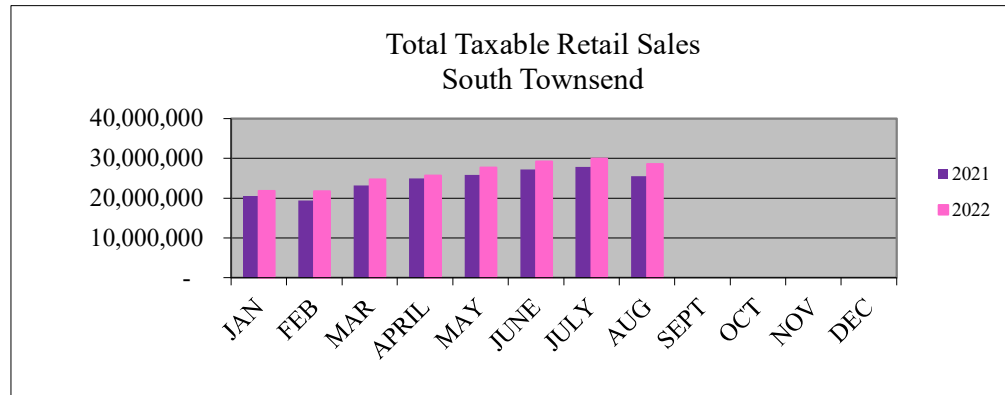
AREA 1: DOWNTOWN BOUNDARY



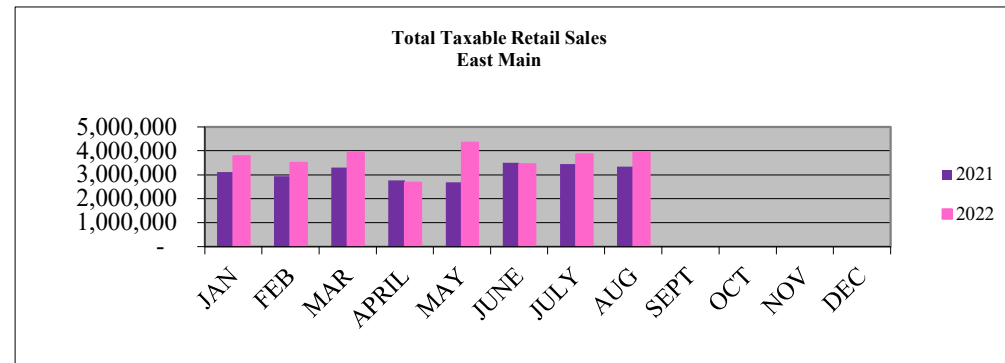
AREA 2: *NORTH CITY LIMIT TO NORTH 2ND STREET



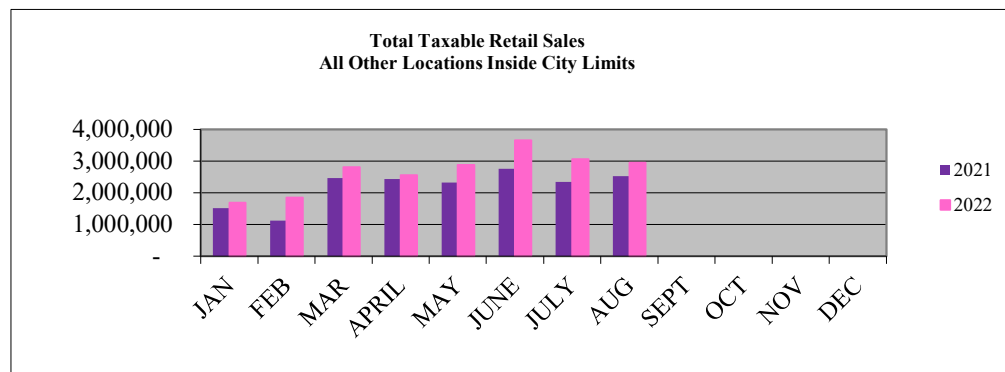
AREA 3: MID TOWNSEND SOUTH 2ND STREET TO E OAK GROVE RD



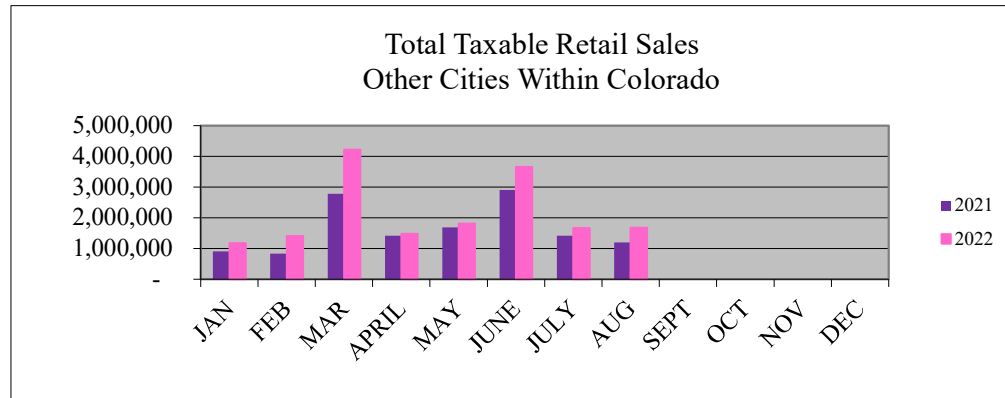
AREA 4: SOUTH TOWNSEND E OAK GROVE RD TO SOUTH CITY LIMIT



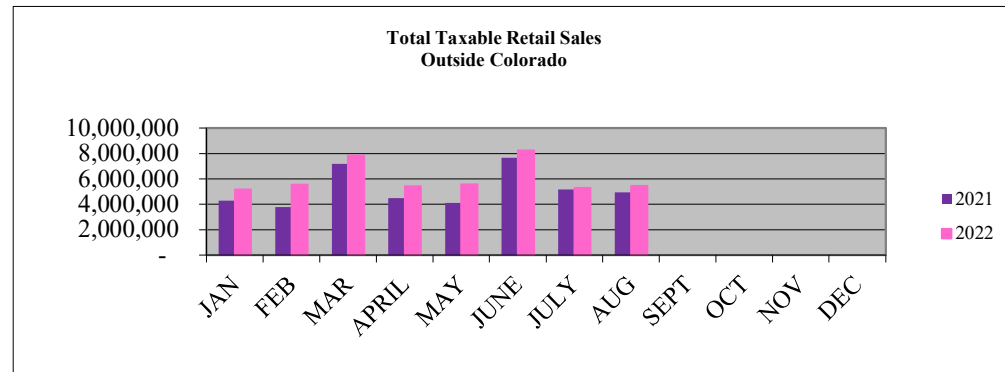
AREA 5: EAST MAIN SAN JUAN AVENUE TO EAST CITY LIMIT



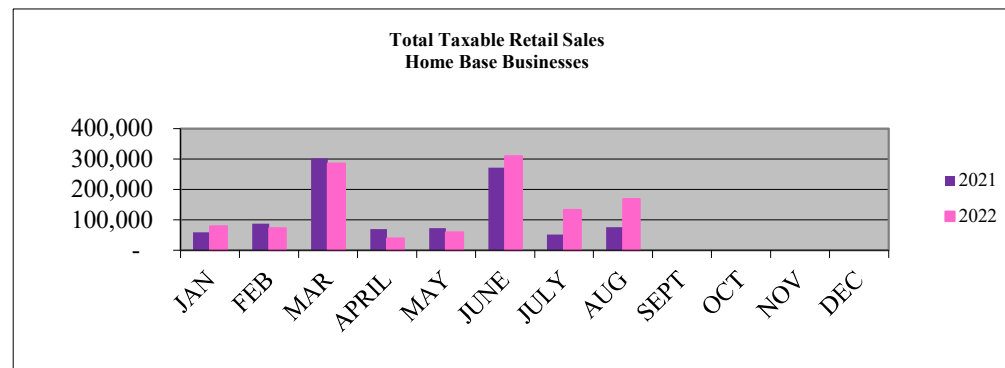
AREA 6: ALL OTHER LOCATIONS INSIDE CITY LIMITS OF MONTROSE



AREA 7: OTHER CITIES WITHIN COLORADO



AREA 8: OUTSIDE COLORADO



AREA 9: HOME BASE BUSINESSES