A regular meeting of the Montrose City Council was held on Tuesday, October 18, 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, Ed Ulibarri, Grace Hotsenpiller, Bill Bell, Ben Morris, Chris Dowsey, Briceida Ortega, Greg Story, Mark Armstrong, Nik Pridy, David Bries, William Reis, Jace Hochwalt, Scott Murphy, Blaine Hall, Shani Wittenberg

GUESTS: Caitlin Dovey, Fangling Kousoum, Sophano Kan,

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

No changes were made to the agenda.

YOUTH CITY COUNCIL APPLICANT INTERVIEW

City Council interviewed Caitlin Dovey for a position on the Montrose Youth City Council for the 2022-2023 term.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the October 3, 2022, special City Council meeting and the October 4, 2022, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the October 3, 2022, special City Council meeting and the October 4, 2022, regular City Council meeting as presented. All voted yes. Motion passed.

HISTORIC PRESERVATION COMMISSION APPOINTMENT

City Council considered 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.

A motion was made by Barbara Bynum, seconded by J. David Reed, to appoint 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. All voted yes. Motion passed.

RETAIL LIQUOR STORE TRANSFER APPLICATION

City Council considered 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.

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.

Applicant Fangling Kousoum was present to answer questions. Mrs. Kousoum stated that she has attended the alcohol server training classes twice. Mrs. Kousoum 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 J. David Reed, 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. All voted yes. Motion passed.

ORDINANCE 2597 – FIRST READING

City Council considered 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.

City Attorney Ben Morris reported that Ordinance 2597 removes a graffiti fund provision from the Municipal Code. Mr. Morris stated that there are no changes since first reading.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

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

STORMWATER UTILITY FEE STUDY CONTRACT AWARD

City Council considered 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.

Street Division Superintendent Nik Pridy provided an overview of why the stormwater utility fee study was needed. Mr. Pridy stated that the most recent stormwater master plan was developed in 2009 and it outlined many major defects and a few minor issues. The few minor issues have been addressed but the major stormwater defects are still outstanding. The City's Public Works Department has asked for bids on a comprehensive study and implementation report on different stormwater fees.

Mr. Pridy stated that the Public Works Selection Committee reviewed the bid process and reported that Carollo Engineers, Inc., submitted the most thorough proposal and the lowest bid.

Mr. Pridy mentioned that if the contract award was approved, work would begin this year and be completed in the first quarter of 2023. Deliverables from the study will include the fee structure for all the contributors to the stormwater system, the estimated revenues and how they compare to the repair and expenditures and a much-needed new stormwater masterplan.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, 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. All voted yes. Motion passed.

<u>CONTRACT AWARD FOR SAFEGUARDING OF HISTORIC POWER PLANT</u>

City Council considered 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.

Facilities Manager Mark Armstrong gave an overview of the project. He stated that windows and doors would be boarded up and secured.

Mr. Armstrong reviewed the bid process and reported that Orion Environmental, Inc., submitted the low bid. The contract amount is $64,575.00 along with an owner's contingency of 15%, the project total budget would be $74,261.25.

Mr. Armstrong stated that this project is necessary to protect the structure from the elements, to prevent unauthorized entry into the structure and to prevent further spread of asbestos outside of the structure.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, 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. All voted yes. Motion passed.

BASECAMP SUBDIVISION FINAL PLAT

City Council considered the Basecamp Subdivision Final Plat to create 2 new multifamily residential lots, associated rights of way and easements, and open space and outlots.

Planner II William Reis reviewed the location of the 3.6 acres on the west side of the railroad and west of North Grand Ave. The Basecamp Subdivision is part of the MURA project initiated in 2017. Mr. Reis stated that City Council approved of the Preliminary Subdivision Plat, the Basecamp Preliminary Planned Development, and the Final Planned Development on March 2, 2021.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Barbara Bynum, 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. Ed Ulibarri voted no. All others voted yes. Motion passed.

ORDINANCE 2598 – FIRST READING

City Council considered 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. A hearing was held.

Planner II William Reis provided an overview of the building's history and architectural relevance, noting that the Knights of Pythias was established in Montrose in January 1887 when representatives of Iron Mountain Lodge No. 19 of Salida came to town to formally start Cascade Lodge No. 33. The first officers were W. A. Eckerly, L. Stewart, J. W. Eiler, F. N. Van Horn, J. C. Marsh, R. Getts, T. E. Finley, and J. N. Reynolds (Salida Mail, January 28, 1887:4). They seem to have had annual banquets, but it is unclear where they met. They evidently started meeting in the upstairs of the building at 317-321 Main in 1899. The stairs to the second floor are between the two commercial storefronts and still has the Knights of Pythias signage above the door.

Mr. Reis recommended approval of the historic property designation stating that staff finds that the building meets the eligibility and integrity requirements.

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 Doug Glaspell, to pass ordinance 2598 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg provided a sales, use, and excise tax report for the month of August 2022. Ms. Wittenberg reported that total sales and use tax collections were up 13.3 percent as compared to August of 2021 with a positive budget variance of 29.0 percent. Year-to-date collections were up 11.7 percent with a positive budget variance of 30.1 percent.

YOUTH CITY COUNCIL COMMENTS

Youth City Council Representative Grace Hotsenpiller had no further report.

CITY COUNCIL COMMENTS

City Councilor Ed Ulibarri had a follow up question from the work session regarding errant golf balls. Mayor Frank mentioned that they didn't come into any formal action at work session regarding that topic. City Manager Bill Bell stated that during the work session, general direction was given from Council for staff to look at different alternatives and liability for the golf course and liability for homeowners around the golf course. Mr. Bell mentioned that staff was able to debrief after the work session and the plan is to do tree plantings in a fashion that would be acceptable to the homeowners, passersby, the golf course and the City.

Mayor Frank also mentioned that as part of the discussion they talked about providing trees to the homeowners living around the golf course. Mr. Bell gave an overview of the City's partnership with Tree City USA program. Any time the City cuts a tree in the City's right of way or public property, 2 trees are planted in its place. Mr. Bell mentioned that the City also partners with schools to do tree planting.

City Councilor J. David Reed congratulated both Finance Director Shani Wittenberg for an excellent presentation at the Budget Open House and City Manager Bill Bell for a great budget message.

MOTION TO ADJOURN

At 6:49 p.m., a motion was made by Doug Glaspell to adjourn the meeting with no further action taken.

ATTEST:

Lisa DelPiccolo

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE
CITY SEAL
COLORADO

David Frank, Mayor