



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, August 3, 2021 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.

Public Participation for this meeting will be in person in the City Council Chambers and via Zoom at the following link: https://us02web.zoom.us/webinar/register/WN_E7le8wKhTnanz7b7ak18WQ.

The 11:00 p.m. rule will be enforced. All agenda items scheduled and noticed to be heard today must begin prior to 11:00 p.m. or they will be rescheduled. At 11:00 p.m., if the meeting has not already been adjourned, further proceedings shall be conducted as follows: 1) If the City Council is discussing an agenda item, but has not voted on the item before 11:00 p.m., the City Council may take a vote to decide whether to continue the item to the next meeting. 2) The City Council may also consider additional agenda items that require action in a specified time period due to legal requirements. 3) All other agenda items not previously opened shall be placed first on the next City Council Agenda.

- 1) City Council meeting called to order by Mayor Doug Glaspell
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) 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.

**Please note that the times listed are estimates of approximately how long each item may take. This time is intended to serve as a guide for the Mayor in an effort to help keep the meeting moving.*

**Hearing assistance devices are available for public use. Please let us know if you need accommodation.*



6) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the July 19 special City Council meeting and the July 20 regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the July 19 special City Council meeting and the July 20 regular City Council meeting as presented.

7) MOBILE HOME PARK PERMIT APPLICATIONS AND PROPOSED CITY FINANCIAL CONTRIBUTION (15 minutes)

City Council consideration of mobile home park permit applications for Cottonwood Mobile Home Park, San Juan Mobile Home Park, and Green Acres Mobile Home Park and requested financial incentives. *Staff: Deputy City Manager Ann Morgenthaler*

Actions: Accept public comment.

Consider making a motion to approve a financial contribution to the rehabilitation of Cottonwood, San Juan, and Green Acres mobile home parks in the amount of \$_____. Such financial contributions will be paid directly to contractors for completed work components such as the removal of uninhabitable mobile homes, the removal of asbestos, and the installation of new water and service lines. Funding shall be allocated \$_____ from General Fund Reserves and \$_____ from American Rescue Plan funding.

Consider making a motion to approve the Mobile Home Park Permit request for Cottonwood Mobile Home Park as detailed in this staff report, with the Mobile Home Park Permit Conditions #1-3 as detailed in this staff report, and with the associated variance approvals. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report.

Consider making a motion to approve the Mobile Home Park Permit request for San Juan Mobile Home Park as detailed in this staff report, with the Mobile Home Park Permit Conditions #1-3 as detailed in this staff report, and with the associated variance approvals. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report.

Consider making a motion to approve the Mobile Home Park Permit request for Green Acres Mobile Home Park as detailed in this staff report, with the Mobile Home Park Permit Conditions #1-3 as detailed in this staff report, and with the associated variance approvals. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report.

8) MONTROSE PUBLIC SAFETY COMPLEX CONSTRUCTION CONTRACT AMENDMENT (15 minutes)

City Council consideration of the authorization of a \$1,830,805.00 amendment to authorized funding to be used toward the construction of the Montrose Public Safety Complex (MPSC). *Staff: City Manager Bill Bell, Ty Withee (Shaw Construction), Peter Icenogle (Blythe Group), Reilly O'Brien (Dynamic Program Management), Public Works Manager Jim Scheid*



Action: Accept public comment. Consider making a motion to approve a \$1,830,805.00 amendment to the authorized funding to be used toward the construction of the Montrose Public Safety Complex as presented.

9) RESOLUTION 2021-12 (10 minutes)

City Council consideration of Resolution 2021-12, authorizing the City of Montrose Police Department to file a Victim Assistance Law Enforcement (VALE) Grant through the 7th Judicial District Victims Assistance Board for the total of \$28,000.00, authorizing the Chief of Police to act in connection with the application and to provide such additional information as required, and authorizing the City Manager, Chief of Police and Finance Director to sign the grant application and reporting documents. *Staff: Police Chief Blaine Hall*

Action: Accept public comment. Consider making a motion to adopt Resolution 2021-12 as presented.

10) ORDINANCE 2548 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2548 on second reading, an Ordinance of the City of Montrose, Colorado, vacating a portion of Orchard Road within the City of Montrose. *Staff: Senior Planner Amy Sharp*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2548 on second reading as presented.

11) WATERFALL CANYON SUBDIVISION FILING NO. 5 FINAL PLAT (10 minutes)

City Council consideration of the Waterfall Canyon Subdivision Filing No. 5 Final Plat. *Staff: Senior Planner Amy Sharp*

Action: Accept public comment. Consider making a motion to approve the Waterfall Canyon Subdivision Filing No. 5 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.

12) RESOLUTION 2021-13 (10 minutes)

City Council consideration of Resolution 2021-13, setting September 7, 2021 as the hearing date for the annexation of the Riverbend RV Park Addition II. *Staff: Senior Planner Amy Sharp*

Action: Accept public comment. Consider making a motion to adopt Resolution 2021-13 as presented.



13) RESOLUTION 2021-14 (10 minutes)

City Council consideration of Resolution 2021-14, authorizing assignment to the Colorado Housing and Finance Authority of a private activity bond allocation of the City of Montrose pursuant to the Colorado Private Activity Bond Ceiling Allocation Act. *Staff: Community Engagement Specialist Ross Valdez*

Action: Accept public comment. Consider making a motion to adopt Resolution 2021-14 as presented.

14) BROWN CENTER BUILDING LEASE AND SUBLEASE AGREEMENTS (10 minutes)

City Council consideration of a commercial lease agreement between the City of Montrose and Tuxedo Corn Company LLC and a sublease agreement between Tuxedo Corn Company LLC and Montrose Lighthouse Inc. for use of the Brown Center Building at 3325 N. Townsend Avenue. *Staff: Community Engagement Specialist Ross Valdez*

Action: Accept public comment. Consider making a motion to approve a commercial lease agreement between the City of Montrose and Tuxedo Corn Company LLC and a sublease agreement between Tuxedo Corn Company LLC and Montrose Lighthouse Inc. for use of the Brown Center Building at 3325 N. Townsend Avenue as presented.

15) RIVERSIDE PARK ADDITION II ANNEXATION (15 minutes)

City Council will hold a hearing on the annexation of the Riverside Park Addition II. *Staff: Planner I William Reis*

Resolution 2021-15: City Council consideration of Resolution 2021-15, Findings of Fact for the Riverside Park Addition II.

Action: Accept public comment. Consider making a motion to adopt Resolution 2021-15 as presented.

Ordinance 2549 - First Reading: City Council consideration of Ordinance 2549 on first reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Riverside Park Addition II.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2549 on first reading as presented.

16) ORDINANCE 2550 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2550 on first reading, an Ordinance of the City of Montrose, Colorado providing for the zoning of the Riverside Park Addition II as a "P", Public District. *Staff: Planner I William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2550 on first reading as presented.



17) RIVERSIDE PARK ADDITION III ANNEXATION (15 Minutes)

City Council will hold a hearing on the annexation of the Riverside Park Addition III. *Staff: Planner I William Reis*

Resolution 2021-16: City Council consideration of Resolution 2021-16, Findings of Fact for the annexation of the Riverside Park Addition III.

Action: Accept public comment. Consider making a motion to adopt Resolution 2021-16 as presented.

Ordinance 2551 - First Reading: City Council consideration of Ordinance 2551 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Riverside Park Addition III.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2551 on first reading as presented.

18) ORDINANCE 2552 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2552 on first reading, an Ordinance of the City of Montrose, Colorado providing for the zoning of the Riverside Park Addition III as a "P", Public District. *Staff: Planner I William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2552 on first reading as presented.

19) STAFF REPORTS

20) CITY COUNCIL COMMENTS

21) MOTION TO ADJOURN

Zoom Meeting Details

https://us02web.zoom.us/webinar/register/WN_E7le8wKhTnanz7b7ak18WQ

Join by phone:

1 346 248 7799

1 669 900 9128

1 253 215 8782

1 312 626 6799

1 646 558 8656

1 301 715 8592

Webinar ID: 884 1208 2551

International numbers available: <https://us02web.zoom.us/j/88412082551>