



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, August 17, 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_v5UC94dZS-2ZRllQa_d0pg.

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 August 2, 2021 special City Council meeting and the August 3, 2021 regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo* **4-15**

Action: Consider making a motion to approve the minutes of the August 2, 2021 special City Council meeting and the August 3, 2021 regular city council meeting as presented.

7) MONTROSE URBAN RENEWAL AUTHORITY PHASE II PUBLIC INFRASTRUCTURE CONSTRUCTION CONTRACT CHANGE ORDER NO. 1
(10 Minutes)

City Council consideration of Change Order No. 1 in the amount of \$94,668.00 to Mountain Valley Contracting's Montrose Urban Renewal Authority Phase II Public Infrastructure Construction Contract for piping of the Rice Ditch. *Staff: City Engineer Scott Murphy* **16-17**

Action: Accept public comment. Consider making a motion to award a change order in the amount of \$94,668.00 to Mountain Valley Contracting's Montrose Urban Renewal Authority Phase II Public Infrastructure Construction Contract for piping of the Rice Ditch as presented.

8) ORDINANCE 2549 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2549 on second reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Riverside Park Addition II. *Staff: Planner I William Reis* **18-27**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2549 on second reading as presented.

9) ORDINANCE 2550 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2550 on second 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* **28-29**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2550 on second reading as presented.

10) ORDINANCE 2551 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2551 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Riverside Park Addition III. *Staff: Planner I William Reis* **30-39**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2551 on second reading as presented.



11) ORDINANCE 2552 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2552 on second 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* **40-41**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2552 on second reading as presented.

12) STAFF REPORTS

- A) Sales, Use, and Excise Tax Report (5 minutes)
Staff: Finance Director Shani Wittenberg **42-47**
- B) Second Quarter Budget Review (5 minutes)
Staff: Finance Director Shani Wittenberg **48-56**

13) CITY COUNCIL COMMENTS

14) MOTION TO ADJOURN

Zoom Meeting Details

https://us02web.zoom.us/webinar/register/WN_v5UC94dZS-2ZRllQa_d0pg

Join by phone:

1 669 900 9128

1 253 215 8782

1 346 248 7799

1 646 558 8656

1 301 715 8592

1 312 626 6799

Webinar ID: 843 9173 6383

International numbers available: <https://us02web.zoom.us/j/keIH1c79Xf>

A special meeting of the Montrose City Council was held on Monday, August 2, at 12:00 p.m., or immediately following the City Council work session, in the City Council Chambers of the Elks Civic Building, 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Doug Glaspell, Dave Frank, Barbara Bynum, J. David Reed, Anthony Russo, Stephen Alcorn, Bill Bell, Ann Morgenthaler, Matt Magliaro, Blaine Hall, Tim Cox, Matt Smith, Brian Rumbaugh, Greg Story, Lisa DelPiccolo

CALL TO ORDER

Mayor Doug Glaspell called the special meeting to order at 12:05 a.m.

EXECUTIVE SESSION

At 12:05 p.m., a motion was made by Barbara Bynum, seconded by Dave Frank, to enter into an executive session for discussion of specialized details of security arrangements or investigations under C.R.S. Section 24-6-402(4)(d) and the following additional details are provided for identification purposes: Drug Task Force presentation

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 1:14 p.m.

At 1:14 p.m. a motion was made by Dave Frank, seconded by Doug Glaspell, to adjourn with no further action taken. All voted yes. Motion passed.

ATTEST:

Doug Glaspell, Mayor

Lisa DelPiccolo, City Clerk

A regular meeting of the Montrose City Council was held on Tuesday, August 3, 2021 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. Public participation for this meeting was held in person and via Zoom. The meeting agenda included a Zoom link and phone numbers for public participation.

PRESENT: Doug Glaspell, Dave Frank, Barbara Bynum, J. David Reed, Anthony Russo, Bill Bell, Ann Morgenthaler, Stephen Alcorn, Greg Story, Lisa DelPiccolo, Matt Smith, Jim Scheid, Blaine Hall, Amy Sharp, Ross Valdez, William Reis, Tim Cox, Matt Magliaro, Shani Wittenberg, Terri Wilcox, David Bries

GUESTS: Wanda Tekavec, Jean Orton, Dennis Vaughan, Kathie Johnson, Chris Dennis, Susan Kroll, Steven Cox, Caitlin Switzer, Jon Terry, Gunnison Clamp, Rich Dana, Ty Withee, Peter Icenogle, Shannon Power, Reilly O'Brien, Jessica Northrup, Cassie Knust, Steve Stevenson, Abbie Brewer, Peter Stainton, Russell Polen, Harmon Zuckerman, Mary Siefert, Jennifer Dana, Madison Lehrer, Joe Case, Lana Kinsey, Dennis Alarid, Linda Borof, Irwin Borof

CALL TO ORDER

Mayor Doug Glaspell called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Dave Frank.

CHANGES TO THE AGENDA

Mayor Pro Tem Dave Frank stated that item 6, Approval of Minutes would be separated into two action items.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the July 19, 2021 special City Council meeting.

A motion was made by Dave Frank, seconded by Barbara Bynum, to approve the minutes of the July 19, 2021 special City Council meeting as presented. All voted yes. Motion passed.

City Council considered the minutes of the July 20, 2021 regular City Council meeting.

A motion was made by Dave Frank, seconded by Barbara Bynum, to approve the minutes of the July 20, 2021 regular City Council meeting as presented. Doug Glaspell abstained. All others voted yes. Motion passed.

MOBILE HOME PARK PERMIT APPLICATIONS AND PROPOSED CITY FINANCIAL CONTRIBUTION

City Council considered 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 of \$250,000.00.

Deputy City Manager Ann Morgenthaler reported that the Planning Commission recommended approval of the mobile home permits on June 9 and approved an associated variance request. Ms. Morgenthaler stated that the City Council is only considering approval of the permits and financial incentives to make needed improvements. Ms. Morgenthaler said that the incentives were discussed at the July 19 work session, and City Council indicated support for funding at a level higher than the \$250,000.00 requested.

Mr. Morgenthaler reviewed the Municipal Code definitions for mobile home and mobile home park, and provided background on the mobile home park permit. Ms. Morgenthaler stated that San Juan, Green Acres, and Cottonwood Mobile Home Parks are owned by the same entity and reviewed the challenges and City efforts to complete an inventory and determine a plan to address existing issues.

Ms. Morgenthaler stated that the three parks in question are all located within MHR, Manufactured Housing Residential, zoning districts and are a use by right within this zoning designation. The applicant has committed to infrastructure improvements and is seeking variances, approval of the mobile home park permits, and financial support. Ms. Morgenthaler reviewed the locations of the mobile home parks, planned improvements, application components and variances granted. Ms. Morgenthaler said the applicant will eventually add 77 new mobile homes and lot fees will not be increased for two years during construction of the improvements.

Ms. Morgenthaler recommended approval of the mobile home park permits with three conditions. The applicant must submit civil plans within one year of City Council approval. If not, the approval shall be void. The applicant must complete improvements within two years of the permit being issued and paving must be completed within three years. If the timeline is not met, the permit is void and new homes may not be placed. Ms. Morgenthaler said ongoing maintenance is required by the mobile home park permit.

Ms. Morgenthaler reported that the total project cost is \$4,492,592.00 and proposed City incentives of \$500,000.00 to support removal of abandoned mobile homes, asbestos remediation, and water & sewer infrastructure installation. Ms. Morgenthaler recommended allocating \$300,000.00 from American Rescue Plan Act (ARPA) federal funding and \$200,000.00 from undesignated General Fund reserves, with possible in-kind support approved at the staff level. Ms. Morgenthaler stated that the water and sewer infrastructure meets eligibility for ARPA funding, and \$200,000.00 would be designated for asbestos abatement. The City would issue payment to the contractors upon completion of the work. Ms. Morgenthaler requested four

separate motions and votes and said that the proposed \$500,000.00 is 11 percent of the project costs.

Public comment was accepted. No comments were received.

Police Chief Blaine Hall reviewed calls for service and quality of life issues and spoke in support of the project.

Applicant Rich Dana stated that the goals of the project are to improve and clean up the sites, create a better living environment for residents and neighbors, and create affordable housing within the City. Mr. Dana presented planned improvements including repairs to failing water and sewer services, repairs to road surfaces, improved emergency access, installation of fire hydrants and overhead lighting, removal of hazardous building materials, removal of graffiti and trash, removal of dead and overgrown trees, enhancements to community parks, and repairs to gas meters and gas lines. Mr. Dana also said that entrances and signage will be updated, parking issues will be addressed, vacant mobile homes will be removed and replaced, two stick-built homes will be renovated and available as rentals, and tiny homes on foundations will be allowed.

Mr. Dana said that lot fees will remain stable for two years, and the owners intend to work with law enforcement and partner with Social Services for the benefit of the residents. Mr. Dana acknowledged the City staff involved with moving the project forward.

City Council discussed the benefits of the project and the impact of rising construction and materials costs.

Public comment was accepted.

Kathie Johnson and Dennis Alarid spoke in support of the project and incentives to make much needed improvements to these housing areas.

Abbie Brewer with Housing Resources thanked the City for supporting the project. Ms. Brewer said the improvements will provide more affordable housing which is in demand and needed in the community.

City Council discussed the level of incentives and allocation amounts from the General Fund and American Rescue Plan (ARP) funds.

A motion was made by Barbara Bynum, seconded by Dave Frank, to approve a financial contribution to the rehabilitation of Cottonwood, San Juan, and Green Acres mobile home parks in the amount of \$500,000.00. 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 at \$200,000.00 from General Fund Reserves and \$300,000.00 from American Rescue Plan funding. All voted yes. Motion passed.

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

A motion was made by Anthony Russo, seconded by Dave Frank, 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. All voted yes. Motion passed.

A motion was made by Barbara Bynum, seconded by Anthony Russo, 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. All voted yes. Motion passed.

MONTROSE PUBLIC SAFETY COMPLEX CONSTRUCTION CONTRACT AMENDMENT

City Council considered the authorization of a \$1,830,805.00 amendment to the authorized funding to be used toward the construction of the Montrose Public Safety Complex (MPSC).

Public Works Manager Jim Scheid reported that this topic was discussed at the August 2 work session with no subsequent changes.

Ty Withee, with Shaw Construction, outlined cost increases due to unprecedented volatility in the construction market for materials and labor. Mr. Withee stated that the MPSC project has experienced a cost increase of approximately 8 percent, and the team has worked on value savings alternatives of over \$1 million.

Peter Icenogle and Shannon Power with Blythe Group presented options for cost savings including postponing construction of canopies with solar panels for a covered parking area and the installation of planter/seat walls in front of the facility. Mr. Icenogle recommend adding the canopies at a later date and proceeding with the planter/seat walls for security and aesthetic purposes.

Reilly O'Brien with Dynamic Program Management stated that potential contingency savings can be applied to alternative options at a later date. Mr. O'Brien reported that unsuitable soils were discovered on the majority of the construction site which also contributed to increased costs. Mr. Obrien said that the team is working collaboratively and will adhere to the budget and project schedule as much as possible.

Mr. Scheid thanked City Council for supporting the construction process and for approval of funding at the Design Development (DD) level. If not, construction would be starting now at the Guaranteed Maximum Price (GMP) level, and procurement would be more difficult.

Mr. Scheid requested authorization of \$1,830,805.00 in additional funding as shown in the Shaw GMP document in the meeting packet. Mr. Scheid said that this amendment will increase the Shaw contract amount to \$16,595,215.00, an increase of approximately \$1.2 million up since

February. The grand total with owner's contingency increased approximately \$600,000.00 to \$18,043,689.00. Mr. Scheid stated that the original DD and GMP documents are included in the meeting packet. The planter/seat walls were included as an add alternate at \$68,000.00. Mr. Scheid recommended proceeding with planter/seat walls to enhance safety and for connectivity to other facilities.

City Manager Bill Bell said the cost increase was brought to City Council after careful deliberation by the team. Mr. Bell commended the project team for working well together and for sharing information with Council and citizens.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Barbara Bynum, 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. All voted yes. Motion passed.

RESOLUTION 2021-12

City Council considered 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.

Police Chief Blaine Hall reported that Resolution 2021-12 authorizes the filing of a VALE Grant application through the 7th Judicial District for \$28,000.00 to fund half of the Victim Advocate salary.

Mr. Reed was absent from the meeting from 7:40 until 7:46 p.m.

A motion was made by Barbara Bynum, seconded by Anthony Russo, to adopt Resolution 2021-12 as presented. Mr. Reed was absent. All others voted yes. Motion passed.

ORDINANCE 2548 - SECOND READING

City Council considered Ordinance 2548 on second reading, an Ordinance of the City of Montrose, Colorado, vacating a portion of Orchard Road within the City of Montrose.

Senior Planner Amy Sharp reviewed the location of the 1.7 acres along Orchard Road in Waterfall Canyon Subdivision. Ms. Sharp stated that the right of way vacation is part of the Waterfall Canyon Filing No. 5 Final Plat, and approval of the vacation is needed for approval of the Final Plat. Ms. Sharp reported that the extreme western portion of the vacated right of way will be included in a new Orchard Drive and open space tract, the center portion will be part of a new city park, and the eastern portion will be included within two small open space tracts managed by the HOA.

Ms. Sharp stated that the original preliminary plat was renewed in 2012 and 2017 and the Waterfall Canyon Filing No. 5 Final Plat will incorporate this vacation. Public comment was accepted.

Susan Kroll spoke in opposition to the City giving up control of Orchard Road citing traffic and access concerns and suggested connecting Orchard Road to 63.75 Road. Ms. Kroll reported an incident where emergency responders could not locate a residence because street signs were not in place.

Ms. Sharp stated that only a portion of the road is being vacated and the road will be rededicated and widened as part of the final plat. Ms. Sharp said that current access will not be restricted and future connections and roads are part of the larger transportation plan.

City Manager Bill Bell indicated that streets signs are usually installed when dedication takes place and the road is built. He said he would address the issue with staff.

A motion was made by Dave Frank, seconded by Barbara Bynum, to adopt Ordinance 2548 on second reading as presented. All voted yes. Motion passed.

WATERFALL CANYON FILING NO. 5 FINAL PLAT

City Council considered the Waterfall Canyon Filing No. 5 Final Plat.

Senior Planner Amy Sharp reviewed the location of the 127 acre parcel south of Spring Creek Road and north of Oak Grove Road and said the Final Plat will create 35 new residential lots, dedicate right of way and easements, and create one remaining outlot. Ms. Sharp stated that the property is currently zoned R-3 and R-3A, and the proposed development is consistent with the current zoning. The preliminary plat was approved in November 2017.

Ms. Sharp reviewed the requirements for final plats and recommended approval of the Final Plat with the standard condition.

Steve Stevenson with Del-Mont Consultants reviewed the current and future plans for streets in the development, external connectivity, and emergency access.

Public comment was accepted.

Linda Borof questioned whether plans for the park include a parking lot and public access to the area. City Manager Bill Bell said that the design for the park is in process and includes walking trails without many traditional park amenities.

Wanda Tekavec asked who would be responsible for maintaining the park. Mayor Glaspell said the park would be a City park, maintained by the City.

Irwin Borof commented on two large lakes included in the housing development. Mr. Borof expressed concerns about safety and asked how the lakes fit into the overall plan. Mr. Bell said the park and the pond within the park will be owned and maintained by the City. The larger lakes are not included in the park and are the responsibility of the HOA.

Susan Kroll said she previously served on the HOA board and the HOA was told by the developer that the City would be responsible for the lakes. City Councilors encouraged Ms. Kroll to meet with staff to discuss the issue.

Mr. Borof raised further questions regarding the responsibility of the lakes.

Ms. Sharp displayed a map clarifying the location of the pond included in the City park and the lakes that are not included in the Final Plat.

Steven Cox commented that the lakes the residents are concerned about were recently created, and the HOA cannot afford to insure the lakes.

Mr. Stevenson clarified that the two new detention ponds are located on the outlot. Mr. Stevenson said that the new detention ponds are not part of the final plat being considered and will be part of future development.

A motion was made by Barbara Bynum, seconded by Dave Frank, to approve the Waterfall Canyon 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 concern 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. All voted yes. Motion passed.

RESOLUTION 2021-13

City Council considered Resolution 2021-13, setting September 7, 2021 as the hearing date for the annexation of the Riverbend RV Park Addition II.

Senior Planner Amy Sharp reviewed the annexation schedule for the .26 acre parcel east of Chipeta Road, and west of the Uncompahgre River. Ms. Sharp stated that this proposed annexation will clean-up an orphaned strip of land within Riverbend RV Park. Ms. Sharp reviewed the zoning of the surrounding area and the proposed zoning of B-2, Highway Commercial District.

Ms. Sharp stated that Riverbend RV Park Addition II meets the requirements for annexation and the recommended B-2 zoning matches the zoning of the surrounding area. An annexation agreement and annexation impact report are not required. Ms. Sharp said that staff will recommend approval of the annexation and proposed zoning.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Resolution 2021-13 as presented. All voted yes. Motion passed.

RESOLUTION 2021-14

City Council considered 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.

Community Engagement Specialist Ross Valdez reported that the 2021 private activity bond for the City of Montrose totaled \$1,091,612.00 and staff is requesting City Council authorization to assign the allocation to CHFA as has been done for the past three years. Mr. Valdez stated that these bonds are not equivalent to cash. The City, as the local issuer, can issue the bonds, assign the bonds to another local issuer, assign the bonds to CHFA, or take no action and the bonds will be re-appropriated.

Ms. Valdez stated that CHFA will administer the bonds and the allocation will remain within the Montrose community to support home ownership programs or a multifamily affordable housing project.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Dave Frank, to adopt Resolution 2021-14 as presented. All voted yes. Motion passed.

BROWN CENTER BUILDING LEASE AND SUBLEASE AGREEMENTS

City Council considered 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.

Community Engagement Specialist Ross Valdez reviewed changes to the lease and sublease agreements. Both agreements expire on September 15, 2021, and the new agreements will have four-year terms. Mr. Valdez stated that the monthly rate in the lease agreement was reduced from \$590 to \$1.00 per month in a 2019 amendment, and was adjusted to \$10.00 in the new agreement.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Barbara Bynum, 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. All voted yes. Motion passed.

RIVERSIDE PARK ADDITION II ANNEXATION

A hearing was held on the annexation of the Riverside Park Addition II.

Planner I William Reis reviewed the location of the subject property, south and west of Shanes Way and east of Chipeta Road near Cerise Park. Mr. Reis stated that the 2.09 acres are within the Urban Growth Boundary and within City water and sewer areas. The proposed annexation will clean up an orphaned parcel of City-owned property.

Mr. Reis reported that the Planning Commission recommended approval of the P, Public District, zoning designation on July 14. Mr. Reis said staff finds the zoning designation will not have adverse effects on public health, safety, and welfare and is consistent with zoning of the surrounding area. Mr. Reis stated that all parcel owners and residents within 100 feet were notified by mail in accordance with state statute.

Mr. Reis recommended approval of the annexation and proposed zoning designation, stating that the proposal is consistent with public health, safety, and welfare, city annexation policies, and the Comprehensive Plan.

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

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by J. David Reed, to adopt Resolution 2021-15 as presented. All voted yes. Motion passed.

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

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Barbara Bynum, seconded by Dave Frank, to pass Ordinance 2549 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2550 - FIRST READING

City Council considered 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. A hearing was held.

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Barbara Bynum, seconded by Dave Frank, to pass Ordinance 2550 on first reading as presented. All voted yes. Motion passed.

RIVERSIDE PARK ADDITION III ANNEXATION

A hearing was held on the annexation of the Riverside Park Addition III.

Planner I William Reis reviewed the location of the subject property south and west of Shanes Way and east of Chipeta Road. Mr. Reis stated that the .03 acres are located within the Urban Growth Boundary and within City water and sewer service areas. Annexation will clean up an orphaned parcel of City property.

The Planning Commission recommended approval of the P, Public District, zoning designation, and all adjacent property is also zoned P. Mr. Reis stated that all landowners within 100 feet were notified in accordance with state statute.

Mr. Reis recommended approval of the annexation and proposed zoning designation stating the proposal is consistent with public health, safety, and welfare, city annexation policies, and the Comprehensive Plan.

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

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Anthony Russo, to adopt Resolution 2021-16 as presented. All voted yes. Motion passed.

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

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Barbara Bynum, seconded by J. David Reed, to pass Ordinance 2551 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2552 - FIRST READING

City Council considered 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. A hearing was held.

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Barbara Bynum, seconded by Dave Frank, to pass Ordinance 2552 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Police Chief Blaine reported that an estimated 200 community members attended the National Night Out event hosted by the Montrose Police Department earlier in the evening. Chief Hall thanked the City leadership and City Council for approving the additional budget for the Public Safety Complex project.

City Councilor Anthony Russo congratulated Chief Hall for his Citizen of Distinction Award nomination.

CITY COUNCIL COMMENTS

No City Council comments were provided.

MOTION TO ADJOURN

At 8:39 p.m., a motion was made by Barbara Bynum to adjourn the meeting with no further action taken.

ATTEST:

Douglas Glaspell, Mayor

Lisa DelPiccolo, City Clerk

CHANGE ORDER CONSIDERATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: July 25, 2021
RE: Montrose Urban Renewal Authority Phase II Public Infrastructure Construction Change Order No. 1
CC: William Bell, Shani Wittenberg

Action

Consider the award of a contract change order in the amount of \$94,668.00 to Mountain Valley Contracting for piping of the Rice Ditch within the Montrose Urban Renewal Authority Phase II Public Infrastructure Construction Project.

Background

The Rice Ditch is an open irrigation ditch originally built in the 1880's that diverts water from the Uncompahgre River and runs through the Montrose Urban Renewal Authority as shown in the attached Figure 1. The Ditch supplies irrigation water to the City of Montrose's Taviwach Park and several industrial users as far north as LaSalle Road.

As part of the master planning efforts for the Montrose Urban Renewal Authority, it was always anticipated that the Rice Ditch would be piped concurrent with each phase of construction in order to improve safety for pedestrians in the area, improve soil groundwater conditions (not saturate parking lots and foundations), and reduce maintenance obligations. However, during design of the Basecamp Apartments, the developer of the site was working to avoid this cost and envisioned constructing the Rice Ditch as a landscaped water feature instead. As a result, the City did not include any piping of the ditch with the Phase II public infrastructure project design and original bidding.

As the developer's Basecamp project design continued to progress following bidding and award of the City's public infrastructure project, it became apparent to the developer that piping of the ditch would become necessary for all of the reasons originally envisioned by the City. To that end, this change order is to add this piping back into the City-project scope of work. The will include approximately 650 linear feet of 30 inch HDPE pipe, a headwall structure, debris screen, and concrete restraint collars. Costs for the work are summarized in Table 1 and were established based on negotiations with the contractor.

TABLE 1	
MURA PHASE II PUBLIC INFRASTRUCTURE CHANGE ORDER 1	
Cost Breakdown	
Work Element	Cost
30" SDR 32.5 HDPE Pipe (650 LF)	\$78,357.50
Precast Headwall and Debris Screen	\$13,632.50
Concrete Restraint Collars	\$2,678.00
TOTAL	\$94,668.00

This change order would be to the original \$1.08M MURA Phase II Public Infrastructure contract awarded to Mountain Valley Contracting by City Council on May 4, 2021. This change order is in addition to the standard

10% contingency initially awarded with the project as these funds may still be necessary for other out-of-scope work items.

Contract Administration and Project Financials

Contract administration and general project management will continue to be performed by the City of Montrose engineering department. The original contract award was over \$1M under budget due to cost savings and scope reductions that were realized between initial budgeting and final design. With this change order, the project will still remain approximately \$965k under budget.

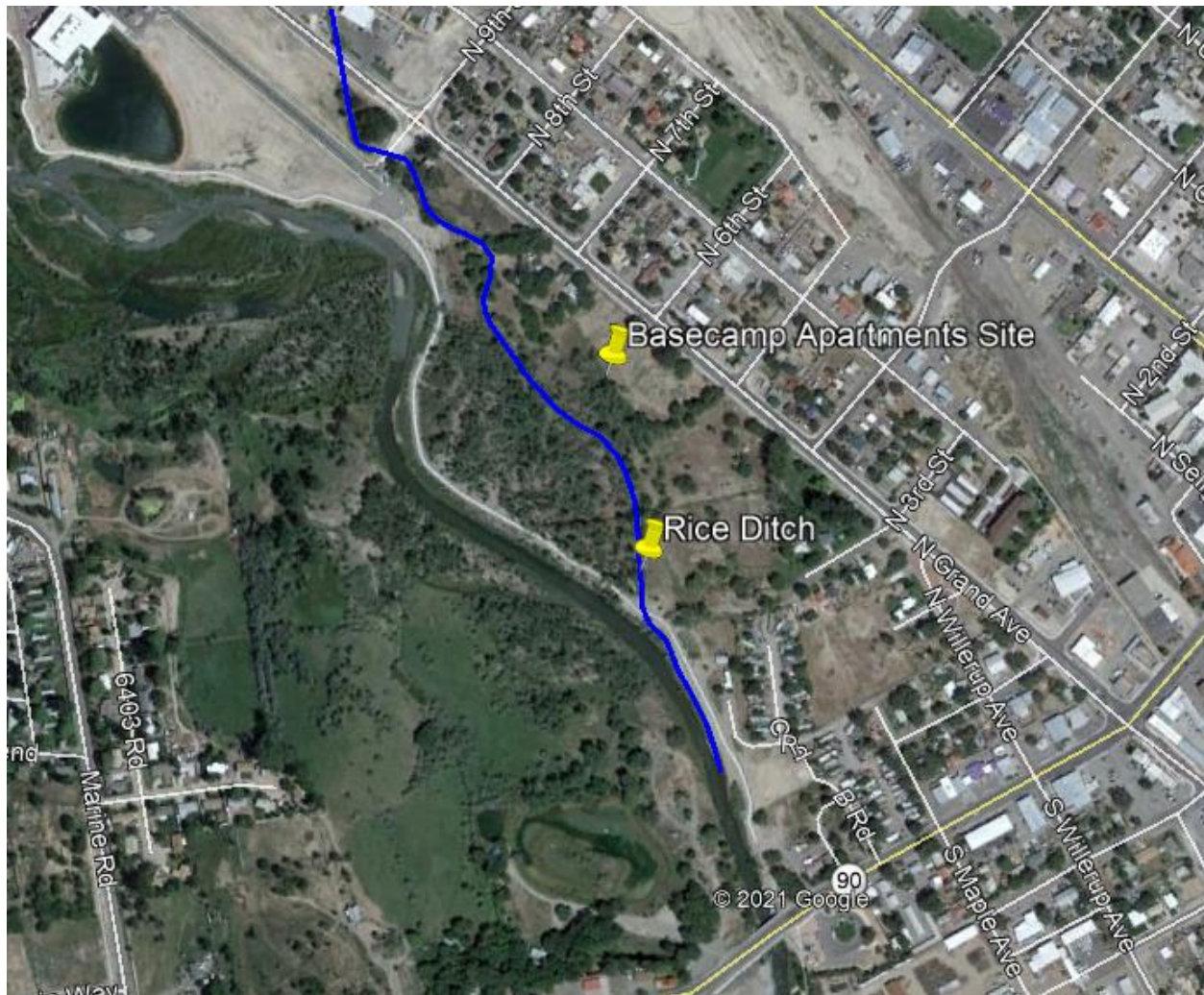


Figure 1: Rice Ditch through Montrose Urban Renewal Authority



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner I
DATE: August 3, 2021
RE: ANX21-0014 Riverside Park Addition II
ATTACHMENTS:

- Exhibit A: Maps

City Council Consideration:

City Council is considering this annexation application and the associated zoning, which is done by considering approval of an annexation ordinance and a zoning ordinance at a first and second reading. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

June 14:	Council Work Session Overview
July 14:	Planning Commission zoning hearing
August 3:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
August 17:	2nd reading of annexation and zoning ordinances

Application Background:

The Riverside Park Addition II is a proposed annexation approximately 2.09 acres in size. The parcel is located south and west of Shane's Way and east of Chipeta Road. It is within the City's Urban Growth Boundary, the City of Montrose Water Service Area, and the West Montrose Sanitation District. Annexation of this property will clean-up an orphaned parcel of City-owned property. The Council Resolution to set a hearing date is not required for this annexation as it is a City-owned property.

Proposed Zoning: "P" Public District

Applicant: City of Montrose

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. The Petition for Annexation and annexation agreement are not required for this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 4-4-29(B), Zoning of Additions. "The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added)."
 - b. Municipal Code, Section 4-4-11.1 (A) Intent: The "P" Public District provides public recreation facilities, government buildings and facilities, events or conference centers, school libraries, and other public lands and buildings. Uses are of a public, nonprofit, or charitable nature and provide a local service to the people of the community on a regular basis."
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "P" Public District to the north and east, and agricultural (outside City limits) to the west and south.
4. The Comprehensive Plan Future Land Use Map designates the area of the Riverside Park Addition II as Residential Mixed Density Medium. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing.
5. The property is located within Growth Area 2 which has some level of, or moderate proximity to, existing infrastructure according to the Comprehensive Plan.
6. The "P" zoning district does not appear to be adverse to the public health, safety and welfare.

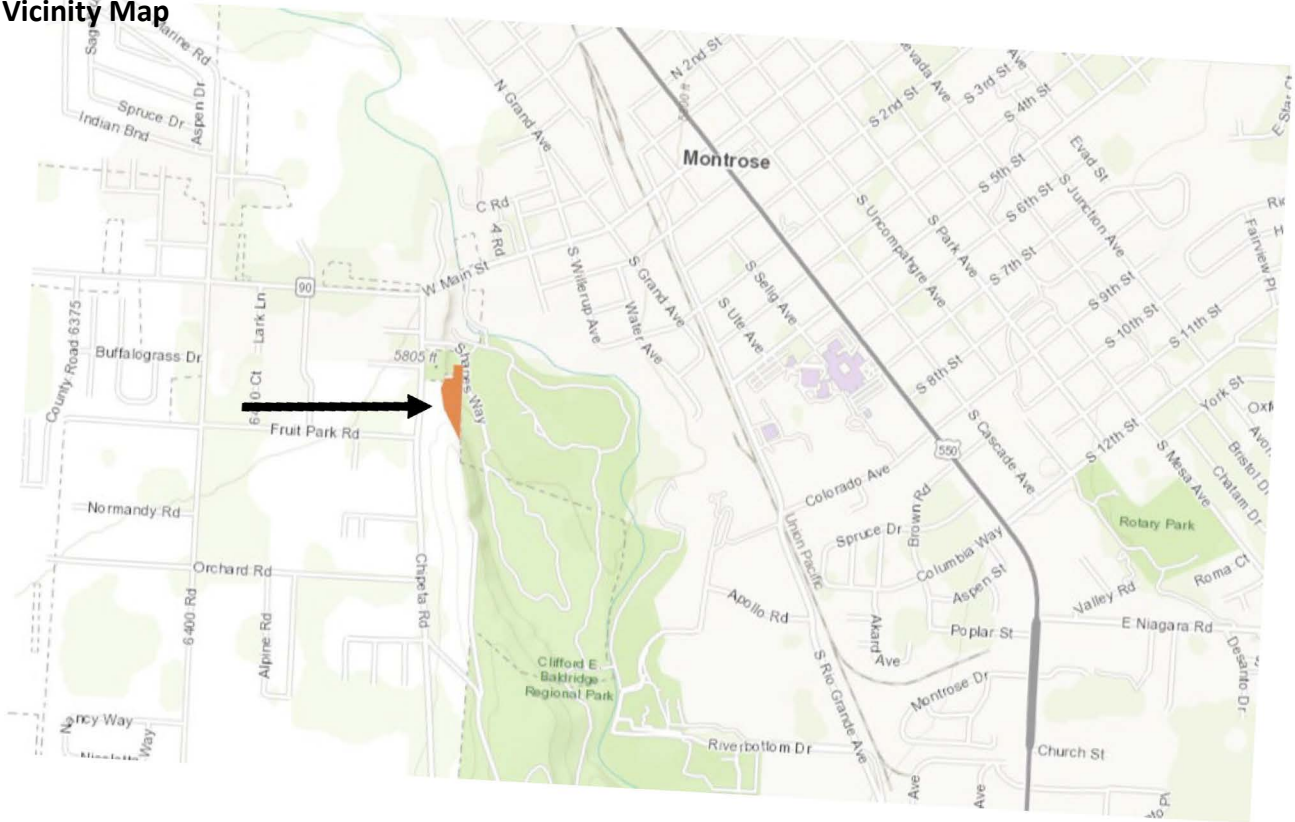
Staff Recommendation:

Staff recommends approval of the annexation and "P" Public District.

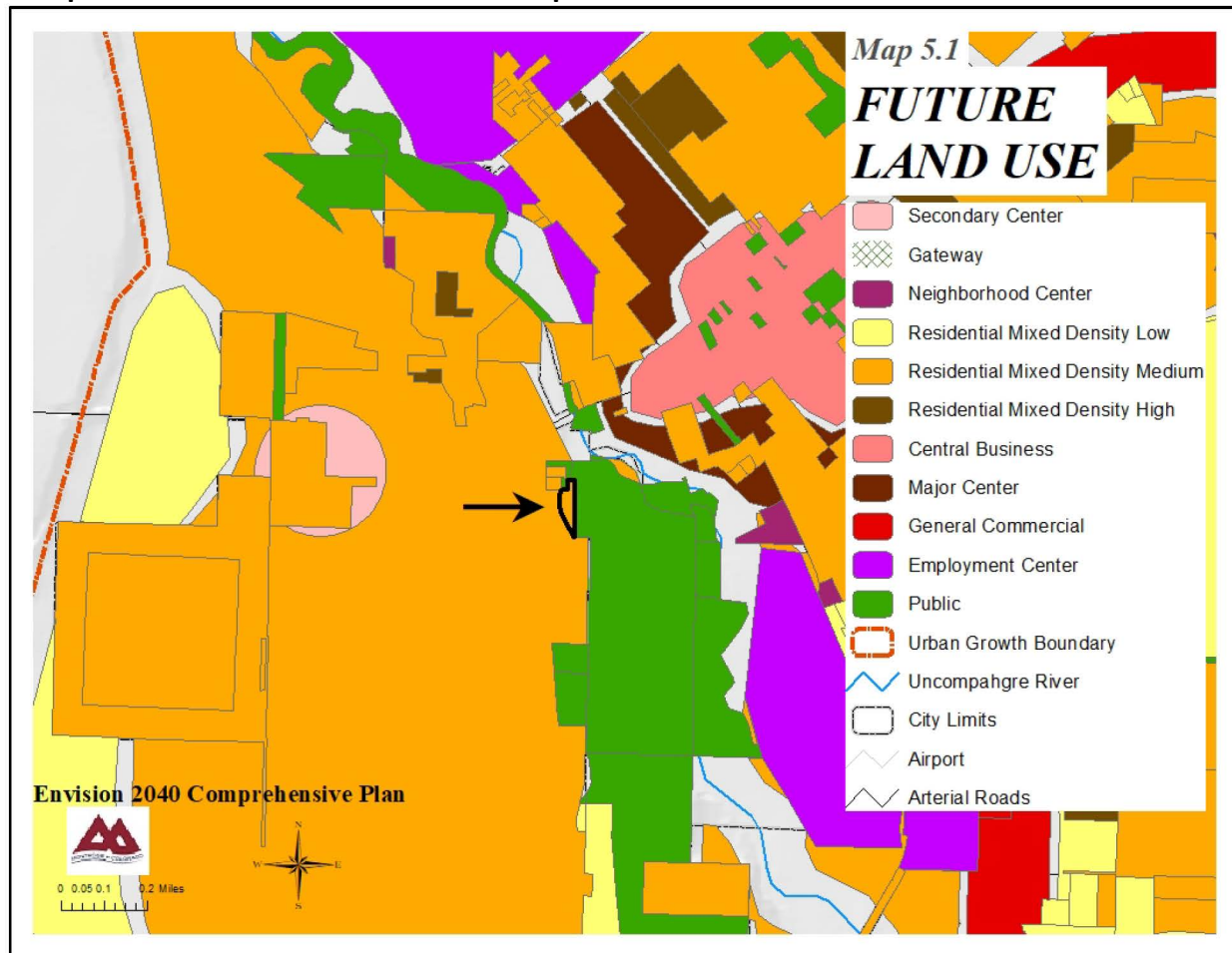


Exhibit A: Maps

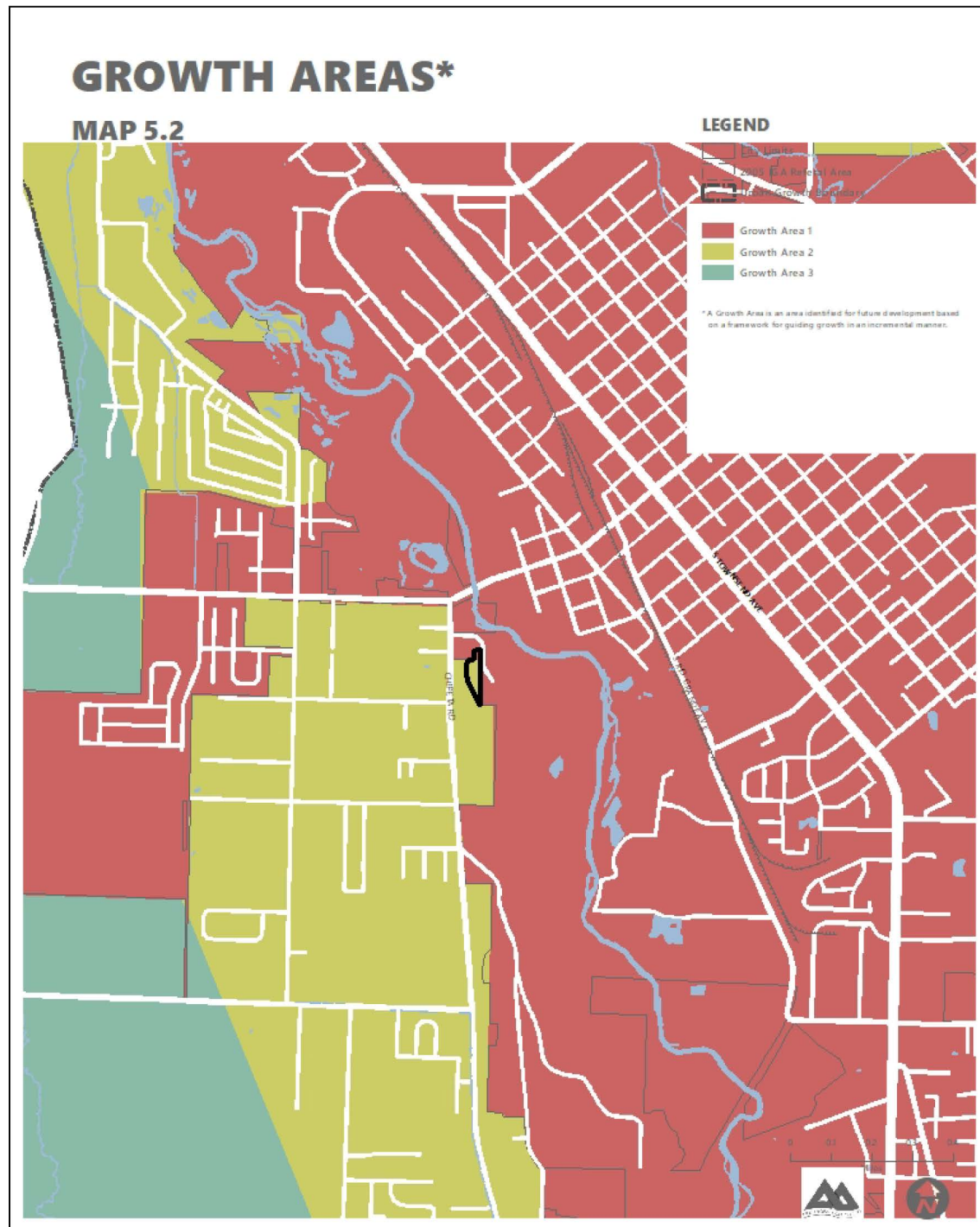
Vicinity Map

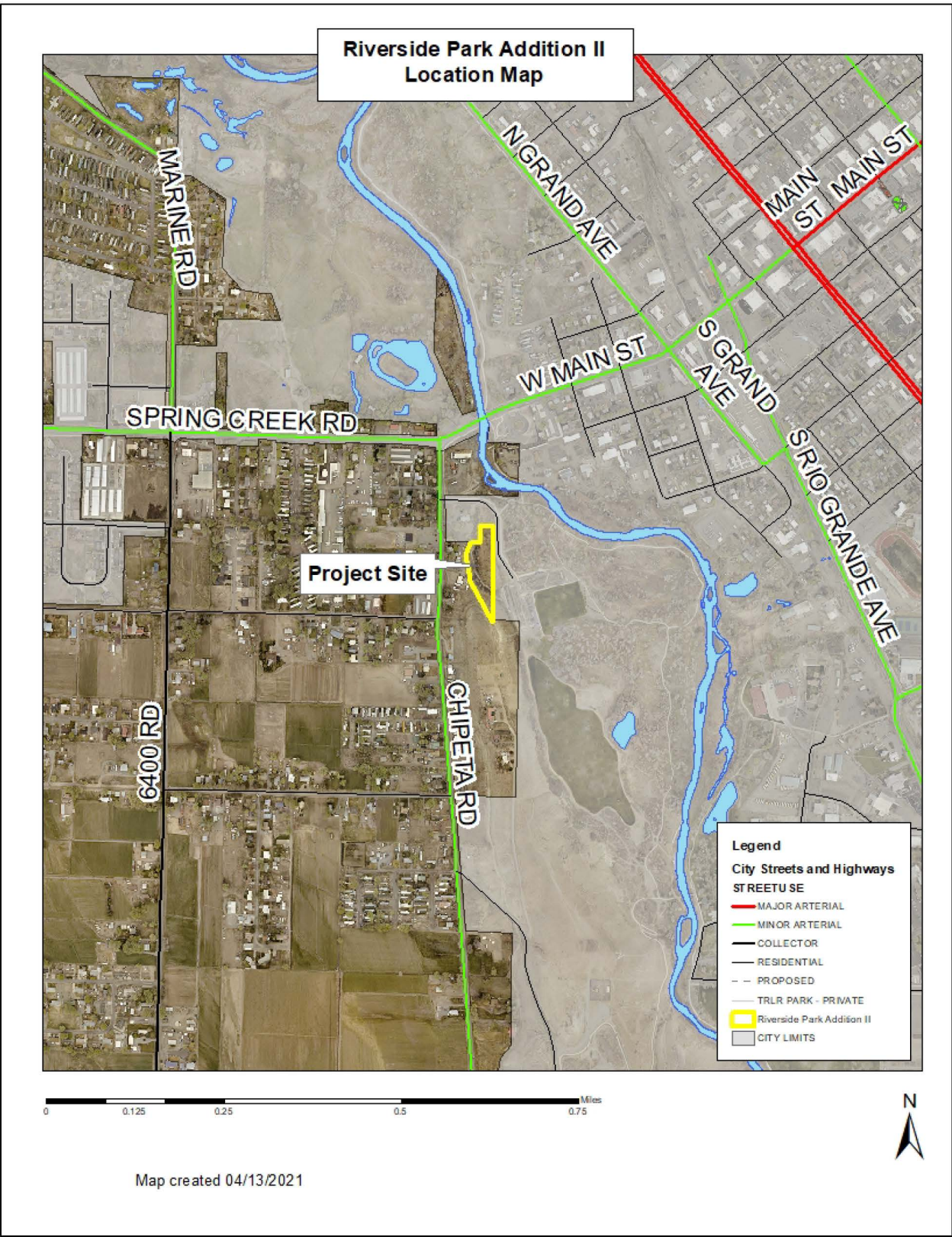


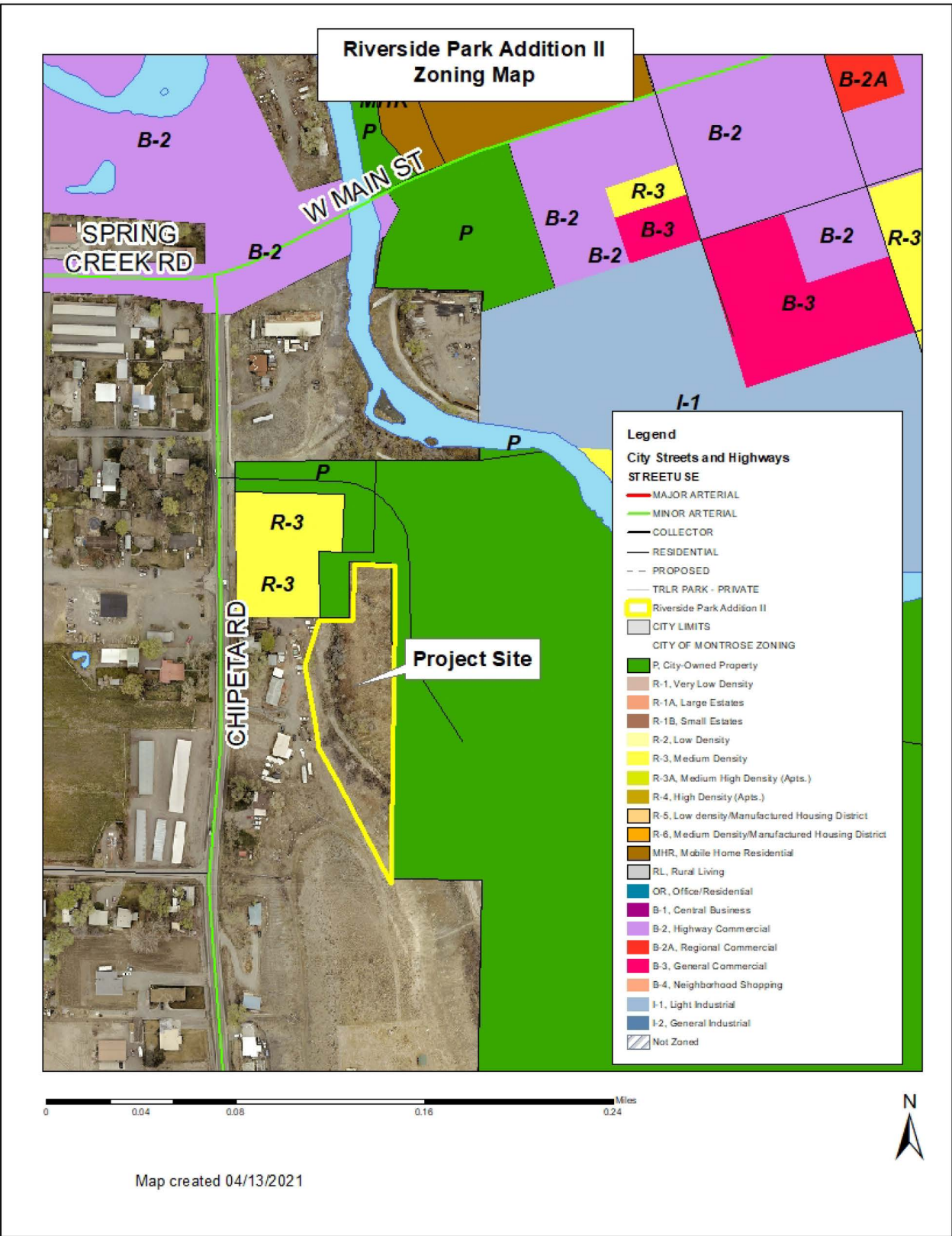
Comprehensive Plan Future Land Use Map



Comprehensive Plan Growth Areas Map







RIVERSIDE PARK ADDITION II

SITUATED IN SECTION 33, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

LEGEND

//// CITY LIMITS
—— PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 1636.1'
PERIMETER CONTIGUOUS TO CITY LIMITS = 999.28'

NOTE:

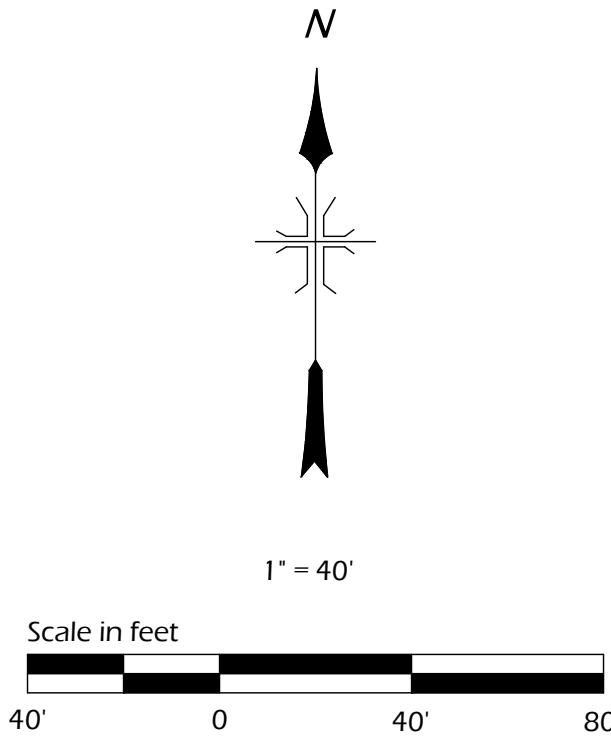
THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.

RIVERSIDE PARK ADDITION
RECEPTION NO. 607662

TOTAL AREA = 2.09 ACRES

RIVERSIDE PARK ADDITION
RECEPTION NO. 607662

SHANES WAY



VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION

A parcel of land situated in Section 33, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being more particularly described as beginning at a point S14°40'49"W 642.34 feet from the North 1/4 corner of said Section 33;
Thence along the West line of the Riverside Park addition recorded at Reception No. 607662 S02°15'38"E 707.03 feet;
Thence N35°42'04"W 169.78 feet;
Thence N26°17'54"W 170.26 feet;
Thence N13°28'13"W 193.38 feet;
Thence N14°42'34"E 103.40 feet;
Thence N88°52'05"E 74.64 feet;
Thence N00°54'59"W 124.81 feet;
Thence N88°53'08"E 92.80 feet to the Point of Beginning.

Containing 2.09 Acres more or less as described.

A.K.A. Outlot A, Correction Plat Ida W. Minor Subdivision, recorded at Reception No. 804905

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify Riverside Park Addition II Annexation Map was prepared under my direct supervision.

PRELIMINARY

Frederick A. Ballard, P.L.S.
Registration No. 37690

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____, 20____, annexed the property hereon to the City of Montrose.

Mayor

Attest:
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map 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

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			
RIVERSIDE PARK ADDITION II			
CLIENT			
CITY OF MONTROSE			
ADDRESS & PHONE			
433 S. FIRST ST. MONTROSE, CO 81401 970-240-1498			
FIELD BOOK	DRAWN BY	DATE	JOB NO.
N/A	DCC	2021-04-07	21019
SHEET	FILE	JOB NO.	TYPE
1 of 1	21019V_ANNX_RIVERSIDEII	21019	ANNEXATION

ORDINANCE NO. 2549

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF RIVERSIDE PARK ADDITION II.

WHEREAS, the City of Montrose is the sole owner of an unincorporated tract of land described below which area is proposed to be annexed as the Riverside Park Addition II and which is not solely a public street or right-of-way; and

WHEREAS, such property is eligible for annexation pursuant to C.R.S. 31-12-104(1)(a) and 31-12-105; and

WHEREAS, all applicable requirements of the Montrose Municipal Code and Charter have been fulfilled; and

WHEREAS, the property is eligible for annexation in accordance with the Municipal Annexation Act of 1965 without Notice or Hearing.

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

SECTION 1:

The property described on **Exhibit A** hereto which is solely owned by the City of Montrose and which is not solely a public street or right-of-way is hereby annexed to the City of Montrose, Colorado, to be known as the Riverside Park Addition II.

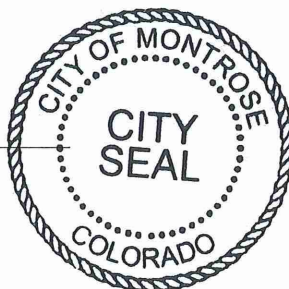
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 3rd day of August, 2021, at the hour of 6:00 p.m. at Montrose City Hall in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 3rd day August, 2021.


Douglas Glaspell, Mayor

ATTEST:


Lisa DelPiccolo, City Clerk



INTRODUCED, READ and ADOPTED on second reading this 17th day of August, 2021.

Douglas Glaspell, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

A parcel of land situated in Section 33, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being more particularly described as beginning at a point S14°40'49"W 642.34 feet from the North ¼ corner of said Section 33; Thence along the West line of the Riverside Park addition recorded at Reception No. 607662 S02°15'38"E 707.03 feet;
Thence N35°42'04"W 169.78 feet;
Thence N26°17'54"W 170.26 feet;
Thence N13°28'13"W 193.38 feet;
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Thence N88°52'05"E 74.64 feet;
Thence N00°54'59"W 124.81 feet;
Thence N88°53'08"E 92.80 feet to the Point of Beginning.

Containing 2.09 Acres more or less as described.

A.K.A. Outlot A, Correction Plat IDA W. Minor Subdivision, recorded at Reception No. 804905

ORDINANCE NO. 2550

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE RIVERSIDE PARK ADDITION II AS A "P", PUBLIC DISTRICT.

WHEREAS, the Riverside Park Addition II has been recently annexed to the City of Montrose, Colorado; and

WHEREAS, the owners of such property have requested zoning which the Planning Commission has reviewed and recommended in accordance with the requirements of the City Code; and

WHEREAS, the proposed recommendation is substantially in accord with the City's Master Plan, is compatible with existing zoning in nearby or adjoining properties, and is in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

The Official Zoning Map is hereby amended to designate the **Riverside Park Addition II**, according to the Official Annexation Map thereof, as a **"P", Public District**.

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 3rd day of August, 2021, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 3rd day of August, 2021.


Douglas Glaspell, Mayor

ATTEST:


Lisa DelPiccolo, City Clerk



INTRODUCED, READ and ADOPTED on second reading this 17th day of August, 2021.

Douglas Glaspell, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner I
DATE: August 3, 2021
RE: ANX21-0014 Riverside Park Addition III
ATTACHMENTS:

- Exhibit A: Maps

City Council Consideration:

City Council is considering this annexation application and the associated zoning, which is done by considering approval of an annexation ordinance and a zoning ordinance at a first and second reading. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

June 14:	Council Work Session Overview
July 14:	Planning Commission zoning hearing
August 3:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
August 17:	2nd reading of annexation and zoning ordinances

Application Background:

The Riverside Park Addition III is a proposed annexation approximately 0.032 acres in size. The parcel is located south and west of Shane's Way and east of Chipeta Road. It is within the City's Urban Growth Boundary, the City of Montrose Water Service Area, and the West Montrose Sanitation District. Annexation of this property will clean-up an orphaned parcel of City-owned property. The Council Resolution to set a hearing date is not required for this annexation as it is a City-owned property.

Proposed Zoning: "P" Public District

Applicant: City of Montrose

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. The Petition for Annexation and annexation agreement are not required for this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 4-4-29(B), Zoning of Additions. "The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added)."
 - b. Municipal Code, Section 4-4-11.1 (A) Intent: The "P" Public District provides public recreation facilities, government buildings and facilities, events or conference centers, school libraries, and other public lands and buildings. Uses are of a public, nonprofit, or charitable nature and provide a local service to the people of the community on a regular basis."
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "P" Public District to the north and east, and agricultural (outside City limits) to the west and south.
4. The Comprehensive Plan Future Land Use Map designates the area of the Riverside Park Addition III as Residential Mixed Density Medium. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing.
5. The property is located within Growth Area 2 which has some level of, or moderate proximity to, existing infrastructure according to the Comprehensive Plan.
6. The "P" zoning district does not appear to be adverse to the public health, safety and welfare.

Staff Recommendation:

Staff recommends approval of the annexation and "P" Public District.

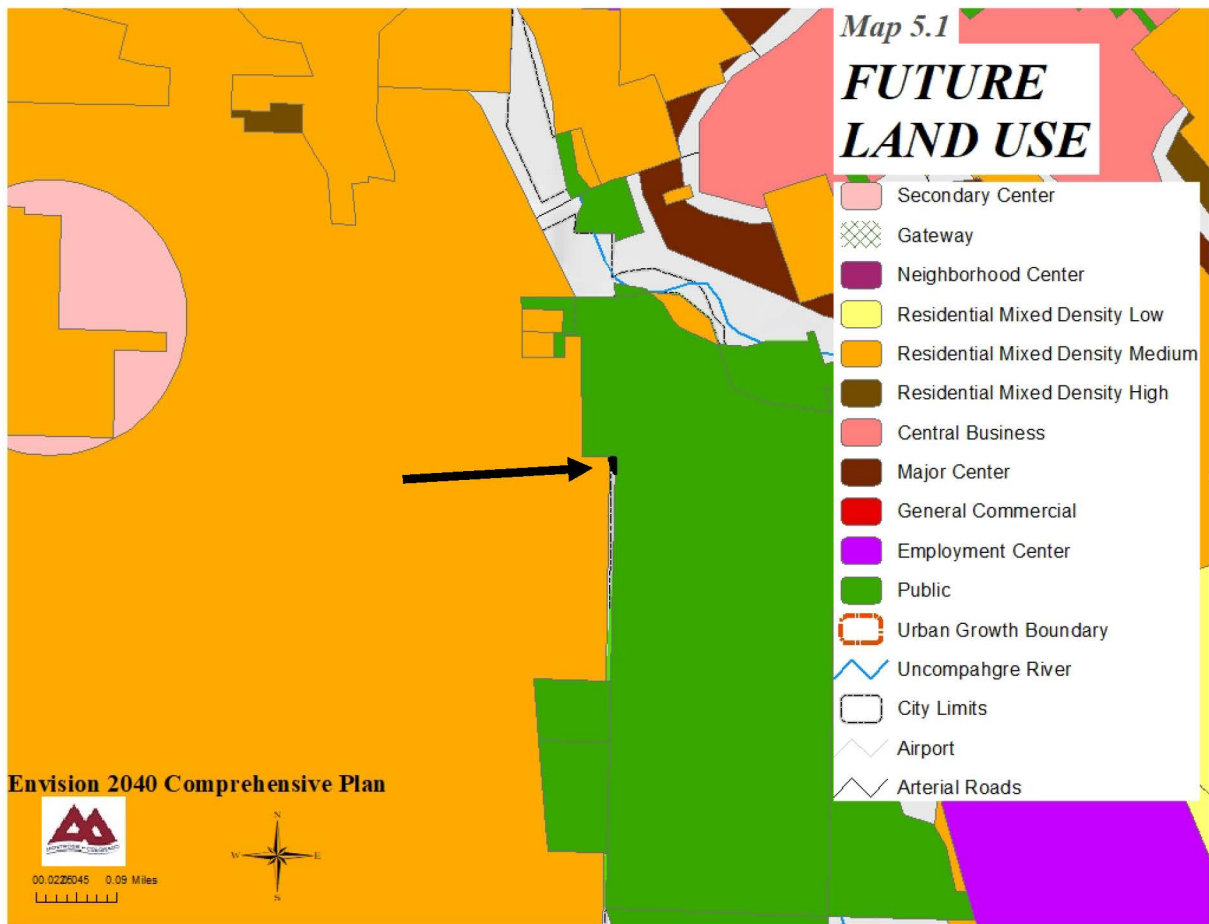


Exhibit A: Maps

Vicinity Map

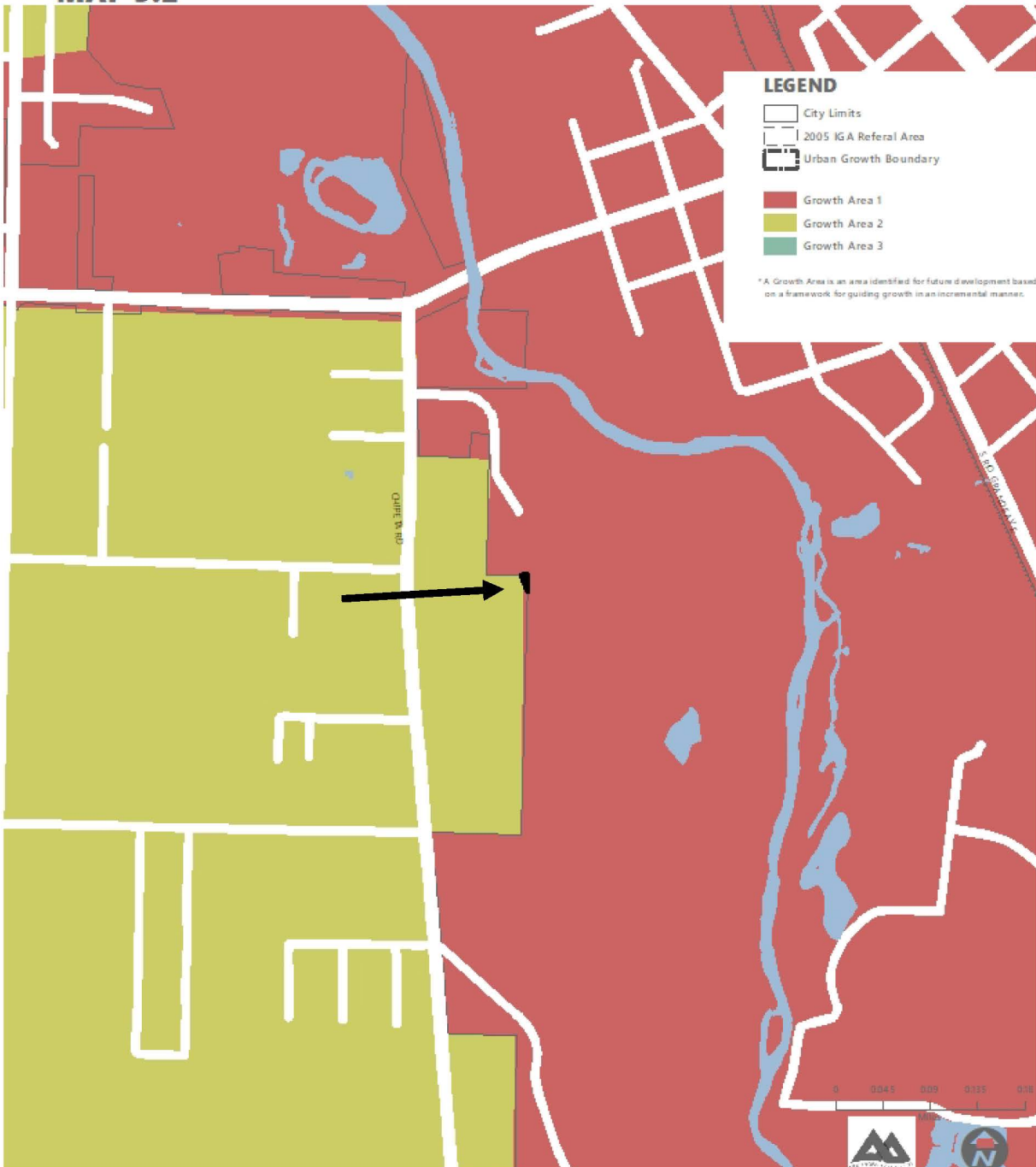


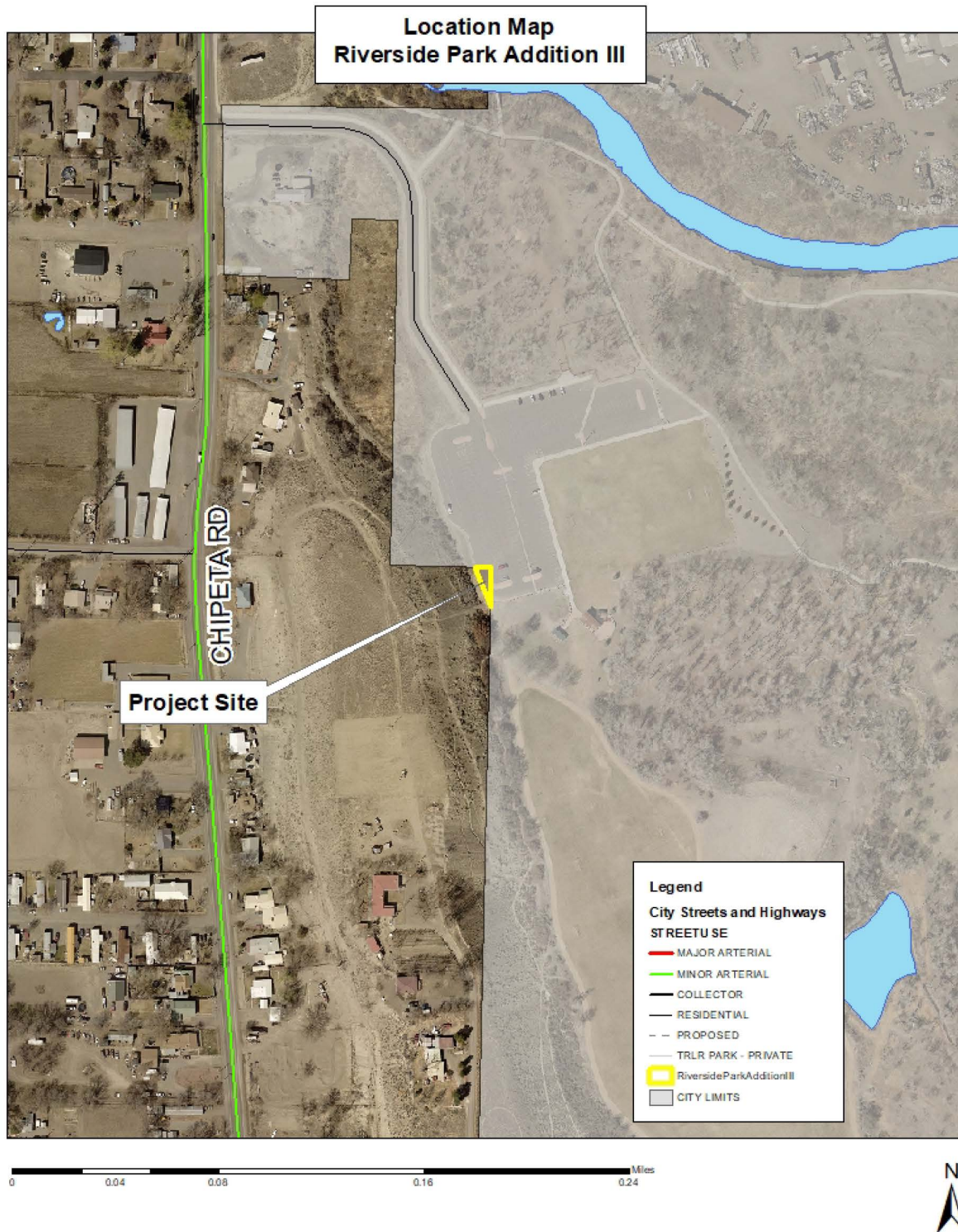
Comprehensive Plan Future Land Use Map



GROWTH AREAS*

MAP 5.2





Map created 6-8-21



Zoning Map
Riverside Park Addition III

Legend

City Streets and Highways

STREET USE

- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- RESIDENTIAL
- PROPOSED
- TRLR PARK - PRIVATE

RiversideParkAdditionIII

CITY OF MONTROSE ZONING

- P, City-Owned Property
- R-1, Very Low Density
- R-1A, Large Estates
- R-1B, Small Estates
- R-2, Low Density
- R-3, Medium Density
- R-3A, Medium High Density (Apts.)
- R-4, High Density (Apts.)
- R-5, Low density/Manufactured Housing District
- R-6, Medium Density/Manufactured Housing District
- MHR, Mobile Home Residential
- RL, Rural Living
- OR, Office/Residential
- B-1, Central Business
- B-2, Highway Commercial
- B-2A, Regional Commercial
- B-3, General Commercial
- B-4, Neighborhood Shopping
- I-1, Light Industrial
- I-2, General Industrial
- Not Zoned
- CITY LIMITS



Stay here. Play everywhere.

RIVERSIDE PARK ADDITION III
A PARCEL OF LAND LOCATED WITHIN SECTION 33, T 49 N, R 9 W
OF THE N.M.P.M.
COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
Not to Scale

Total Perimeter = 202.38 feet
Contiguous City Limits = 114.64 feet
Total Acreage = 0.032 acres

LEGEND

City Limits

Property Boundary / Limits of Annexation

N

100

0

10

20

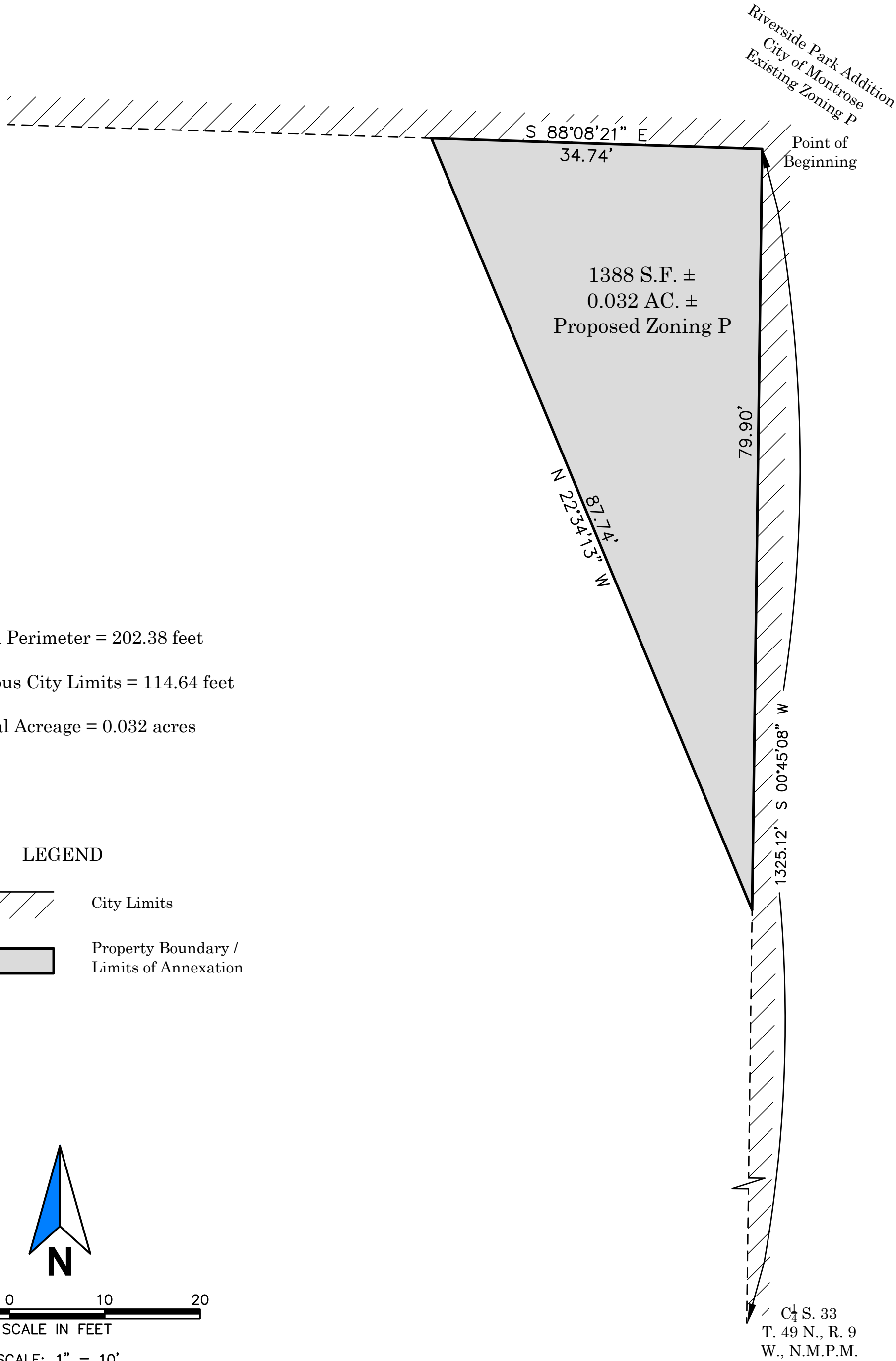
SCALE IN FEET

SCALE: 1" = 10'

U.S. SURVEY FEET

BASIS OF BEARINGS:

The basis of bearings is the East Line of Subject Parcel and is assumed to bear S 00°45'08" W as shown hereon. All other bearings are relative thereto.



LEGAL DESCRIPTION:

A parcel of land located within Section 33, Township 49 North, Range 9 West of the N.M.P.M., County of Montrose, State of Colorado, more particularly described as follows:

Beginning at the north east corner of a parcel of land as recorded at reception number 879857 in the Montrose County Clerk & Recorder's Office records from whence the C1/4 of section 33, Township 49 North, Range 9 West, of the N.M.P.M. bears S 00°45'08" W a distance of 1325.12'; thence along the east line of said parcel S 00°45'08" W a distance of 79.90'; thence N 22°34'13" W a distance of 87.74 to a point on the north line of said parcel; thence along said north line S 88°08'21" E a distance of 34.74' to the point of beginning.

Described parcel containing 0.032 acres, 1388 S.F., more or less.

SURVEYOR'S CERTIFICATE:

I, Joseph S. Rease, a Registered Land Surveyor in the State of Colorado, do hereby state the accompanying Annexation Map of RIVERSIDE PARK ADDITION III to the City of Montrose, Colorado, has been prepared under my direction and supervision, that it does not constitute a boundary survey and is only a compilation of existing records for the purpose of annexation.

Joseph S. Rease
Colorado Registered
Professional Land Surveyor #36067

MAYOR'S CERTIFICATE:

This is to certify that the City of Montrose, a Municipal Corporation in the County of Montrose, State of Colorado, has by Ordinance No. _____ adopted on this _____ day of _____ A.D., 2021, annexed the property described hereon to the City of Montrose.

Mayor

ATTEST:

City Clerk

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 _____, 2021, under Reception No. _____

Clerk & Recorder
Montrose County, Colorado

by _____
Deputy

Notice 13-80-105 C.R.S., as amended:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

RIVERSIDE PARK ADDITION III

A PARCEL OF LAND LOCATED WITHIN SECTION 33, T 49 N, R 9 W
OF THE N.M.P.M.
COUNTY OF MONTROSE, STATE OF COLORADO

PLAT DATE: 06/03/2021
PROJ. # 2021-044
CAD FILE: 7127.74721 Riverside Park Addition.dwg
DRAFTER: DC
FIELD DATE: 11/2020
FIELD CREW: DT
AREA: JSR
CLOSURE: JSR

BUCKHORN

ENGINEERING

WWW.BUCKHORNENGINEERING.COM
jrease@buckhornengineering.com

222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

CLIENT: CITY OF MONTROSE

DRAWING NUMBER V-1

T:\SURVEY\2021\21-044-SUR_City of Montrose Riverside Park Addition\7127.74721 Riverside Park Addition.dwg PLOT DATE 2021-6-3 08:54 SAVED DATE 2021-06-03 08:53 USER: dcostillo

Page 37 of 56

ORDINANCE NO. 2551

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF RIVERSIDE PARK ADDITION III.

WHEREAS, the City of Montrose is the sole owner of an unincorporated tract of land described below which area is proposed to be annexed as the Riverside Park Addition III and which is not solely a public street or right-of-way; and

WHEREAS, such property is eligible for annexation pursuant to C.R.S. 31-12-104(1)(a) and 31-12-105; and

WHEREAS, all applicable requirements of the Montrose Municipal Code and Charter have been fulfilled; and

WHEREAS, the property is eligible for annexation in accordance with the Municipal Annexation Act of 1965 without Notice or Hearing.

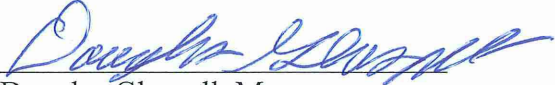
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

The property described on **Exhibit A** hereto which is solely owned by the City of Montrose and which is not solely a public street or right-of-way is hereby annexed to the City of Montrose, Colorado, to be known as the Riverside Park Addition III.

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 3rd day of August, 2021, at the hour of 6:00 p.m. at Montrose City Hall in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 3rd day of August, 2021.


Douglas Glaspell, Mayor

ATTEST:


Lisa DelPiccolo, City Clerk



INTRODUCED, READ and ADOPTED on second reading this 17th day of August, 2021.

Douglas Glaspell, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

A parcel of land located within Section 33, Township 49 North, Range 9 West of the N.M.P.M., County of Montrose, State of Colorado, more particularly described as follows:

Beginning at the north east corner of a parcel of land as recorded at reception number 879857 in the Montrose County Clerk & Recorder's Office records from whence the C1/4 of Section 33, Township 49 North, Range 9 West, of the N.M.P.M. bears S 00°45'08" W a distance of 1325.12';

thence along the east line of said parcel S 00°45'08" W a distance of 79.90';

thence N 22°34'13" W a distance of 87.74' to a point on the north line of said parcel;

thence along said north line S 88°08'21" E a distance of 34.74' to the point of beginning.

Described parcel containing 0.032 acres, 1388 S.F., more or less.

ORDINANCE NO. 2552

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE RIVERSIDE PARK ADDITION III AS A "P", PUBLIC DISTRICT.

WHEREAS, the Riverside Park Addition III has been recently annexed to the City of Montrose, Colorado; and

WHEREAS, the owners of such property have requested zoning which the Planning Commission has reviewed and recommended in accordance with the requirements of the City Code; and

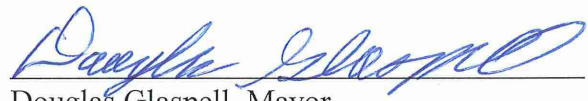
WHEREAS, the proposed recommendation is substantially in accord with the City's Master Plan, is compatible with existing zoning in nearby or adjoining properties, and is in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

The Official Zoning Map is hereby amended to designate the **Riverside Park Addition III**, according to the Official Annexation Map thereof, as a **"P", Public District**.

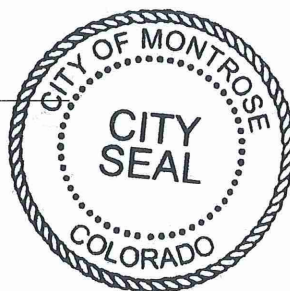
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 3rd day of August, 2021, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 3rd day of August, 2021.


Douglas Glaspell, Mayor

ATTEST:


Lisa DelPiccolo, City Clerk



INTRODUCED, READ and ADOPTED on second reading this 17th day of August, 2021.

Douglas Glaspell, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE

MONTHLY SALES, USE & EXCISE TAX REPORT

Date: August 12, 2021

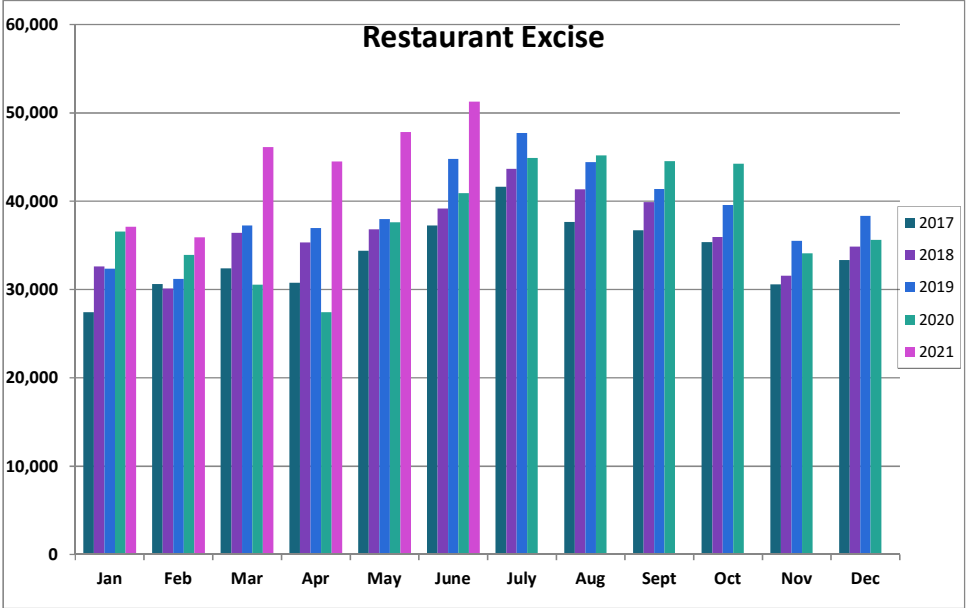
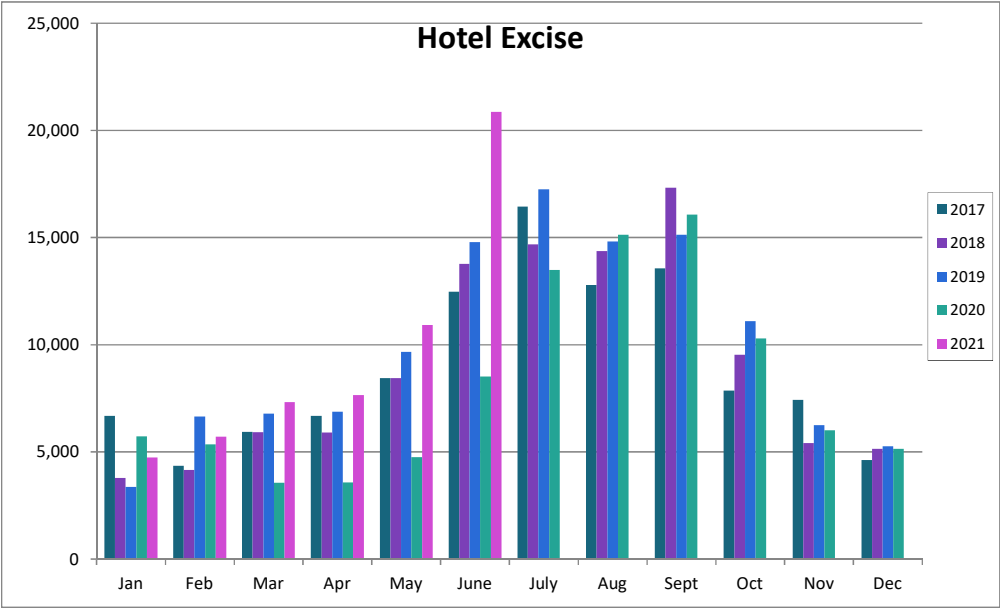
	Retail Sales Tax 3.0%			Construction Use Tax 3.0%			Use & Auto Tax 3.0%			Total Collected Sales and Use Tax			Sales and Use Budget	
Month	Current Year 2021	Prior Year 2020	% of Increase/ Decrease	Current Year 2021	Prior Year 2020	% of Increase/ Decrease	Current Year 2021	Prior Year 2020	% of Increase/ Decrease	Current Year 2021	Prior Year 2020	% of Increase/ Decrease	Budget 2021	Budget Variance 2021
Jan	1,411,880	1,203,514	17.3%	56,829	84,705	-32.9%	106,625	88,502	20.5%	1,575,334	1,376,721	14.4%	1,265,546	24.5%
Feb	1,356,512	1,185,150	14.5%	62,892	22,647	177.7%	111,783	56,034	99.5%	1,531,187	1,263,831	21.2%	1,237,528	23.7%
Mar	1,774,652	1,372,426	29.3%	67,001	77,388	-13.4%	124,961	91,851	36.0%	1,966,614	1,541,665	27.6%	1,429,933	37.5%
Apr	1,648,303	1,207,052	36.6%	76,234	39,830	91.4%	127,030	69,802	82.0%	1,851,567	1,316,683	40.6%	1,265,483	46.3%
May	1,698,414	1,438,087	18.1%	79,135	23,618	235.1%	141,859	78,026	81.8%	1,919,408	1,539,731	24.7%	1,448,498	32.5%
June	1,964,482	1,641,075	19.7%	95,375	11,583	723.4%	142,970	135,352	5.6%	2,202,827	1,788,010	23.2%	1,634,919	34.7%
July														
Aug														
Sept														
Oct														
Nov														
Dec														
YTD Total	9,854,243	8,047,304	22.5%	437,466	259,771	68.4%	755,228	519,567	45.4%	11,046,937	8,826,642	25.2%	8,281,907	33.4%

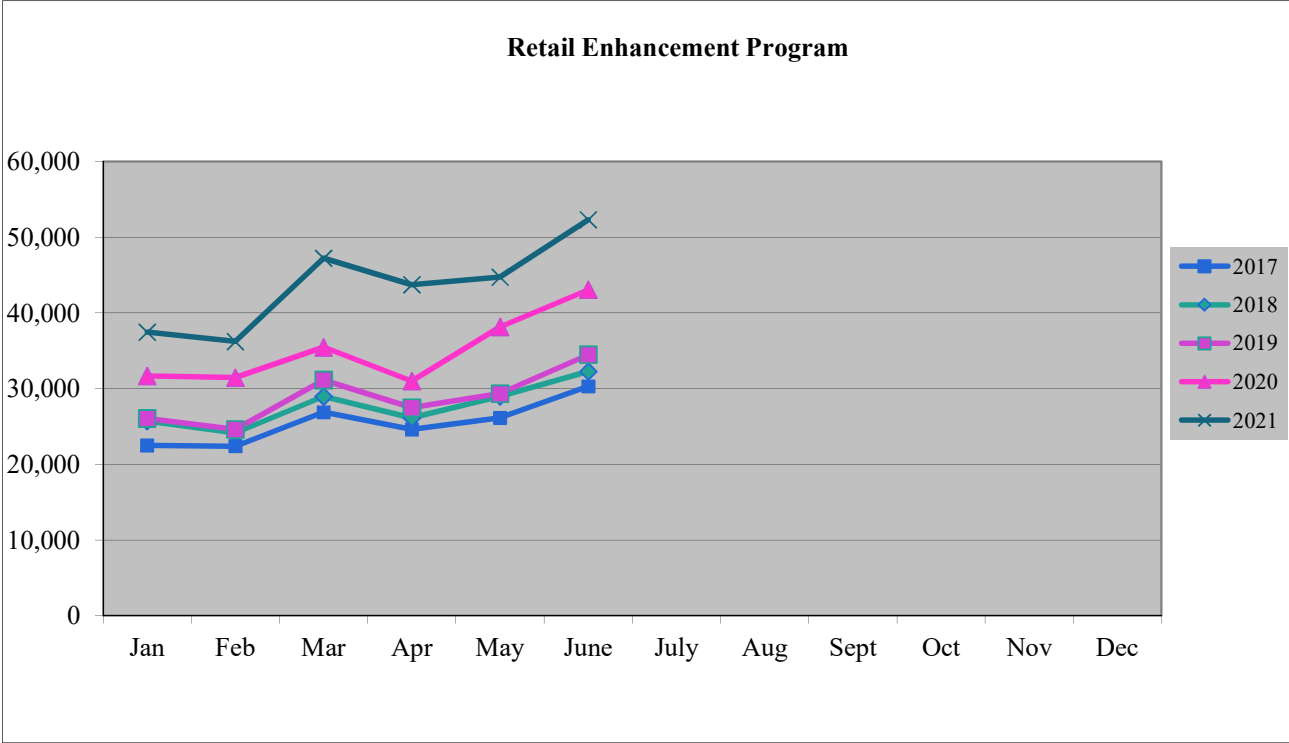
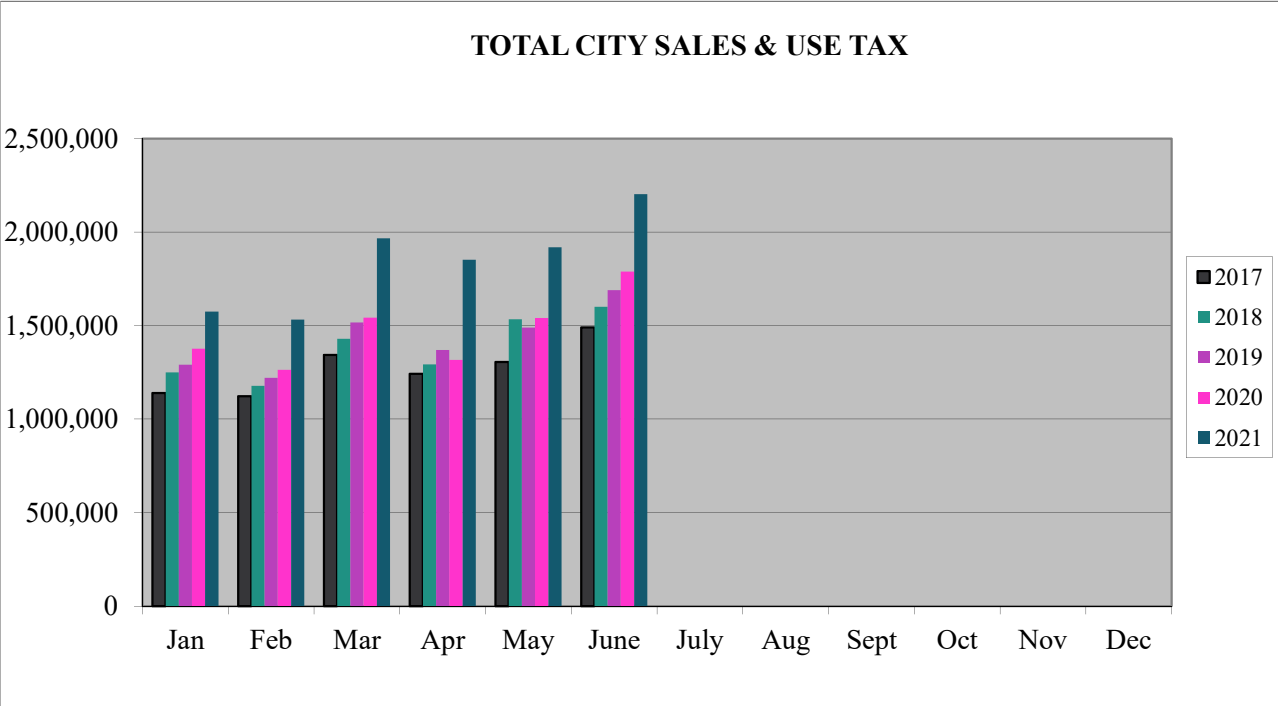
	Montrose Recreation District 0.3%		
Month	Current Year 2021	Prior Year 2020	% of Increase/ Decrease
Jan	158,429	139,852	13.3%
Feb	153,850	127,345	20.8%
Mar	200,342	151,401	32.3%
Apr	185,847	136,016	36.6%
May	202,002	164,739	22.6%
June	221,266	183,266	20.7%
July			
Aug			
Sept			
Oct			
Nov			
Dec*			
YTD Total	1,121,736	902,619	24.3%

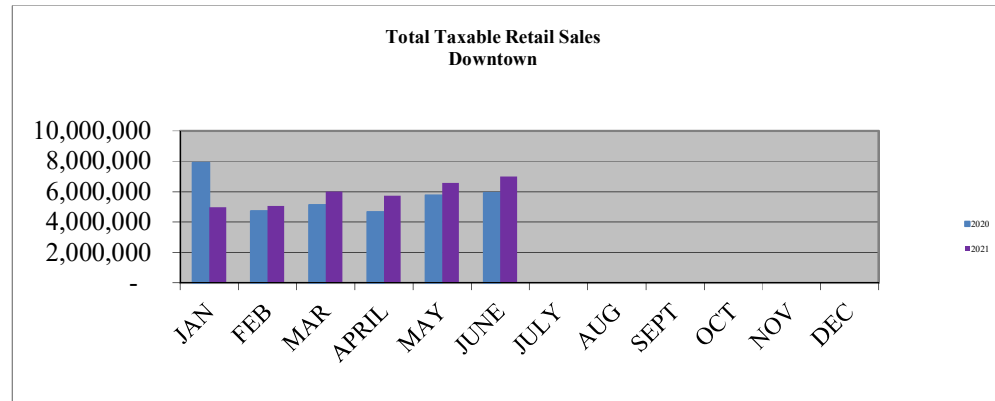
	PSST 0.58%			PSST Budget	
Month	Current Year 2021	Prior Year 2020	% of Increase/ Decrease	Budget 2021	Variance 2021
Jan	306,297	266,270	15.0%	240,667	27.3%
Feb	297,444	245,854	21.0%	223,573	33.0%
Mar	387,339	290,743	33.2%	262,830	47.4%
Apr	420,768	261,461	60.9%	242,255	73.7%
May	390,545	296,593	31.7%	274,045	42.5%
June	427,792	347,302	23.2%	323,805	32.1%
July					
Aug					
Sept					
Oct					
Nov					
Dec*					
YTD Total	2,230,185	1,708,223	30.6%	1,567,175	42.3%

	Retail Enhancement Program		
Month	Current Year 2021	Prior Year 2020	% of Increase/ Decrease
Jan	37,459	31,685	18.2%
Feb	36,231	31,451	15.2%
Mar	47,245	35,475	33.2%
Apr	43,737	30,999	41.1%
May	44,735	38,168	17.2%
June	52,329	43,065	21.5%
July			
Aug			
Sept			
Oct			
Nov			
Dec*			
YTD Total	261,736	210,843	24.1%

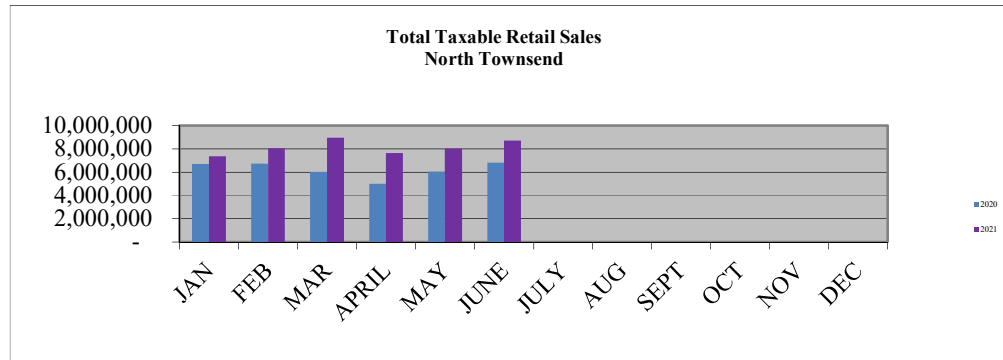
	Hotel Excise Tax 0.90%			Restaurant Excise Tax 0.80%			Total Collected Hotel & Restaurant Tax			Hotel & Restaurant Budget	
	<i>Current</i>	<i>Prior</i>	<i>% of</i>	<i>Current</i>	<i>Prior</i>	<i>% of</i>	<i>Current</i>	<i>Prior</i>	<i>% of</i>	<i>Budget</i>	<i>Budget</i>
Month	<i>Year</i>	<i>Year</i>	<i>Increase/ Decrease</i>	<i>Year</i>	<i>Year</i>	<i>Increase/ Decrease</i>	<i>Year</i>	<i>Year</i>	<i>Increase/ Decrease</i>	<i>Budget</i>	<i>Variance</i>
	2021	2020	Decrease	2021	2020	Decrease	2021	2020	Decrease	2021	2021
Jan	4,738	5,730	-17.3%	37,097	36,572	1.4%	41,835	42,302	-1.1%	42,075	-0.6%
Feb	5,708	5,344	6.8%	35,916	33,931	5.9%	41,624	39,275	6.0%	39,066	6.5%
Mar	7,327	3,556	106.0%	46,125	30,573	50.9%	53,452	34,129	56.6%	32,665	63.6%
Apr	7,655	3,575	114.1%	44,491	27,414	62.3%	52,146	30,989	68.3%	29,708	75.5%
May	10,921	4,766	129.1%	47,843	37,607	27.2%	58,764	42,373	38.7%	38,308	53.4%
June	20,872	8,523	144.9%	51,288	40,903	25.4%	72,160	49,426	46.0%	47,435	52.1%
July											
Aug											
Sept											
Oct											
Nov											
Dec											
YTD	57,221	31,494	81.7%	262,760	207,001	26.9%	319,981	238,495	34.2%	229,257	39.6%



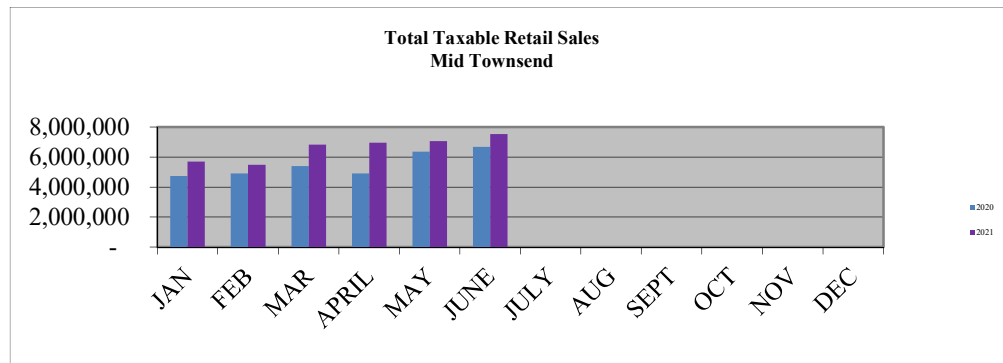




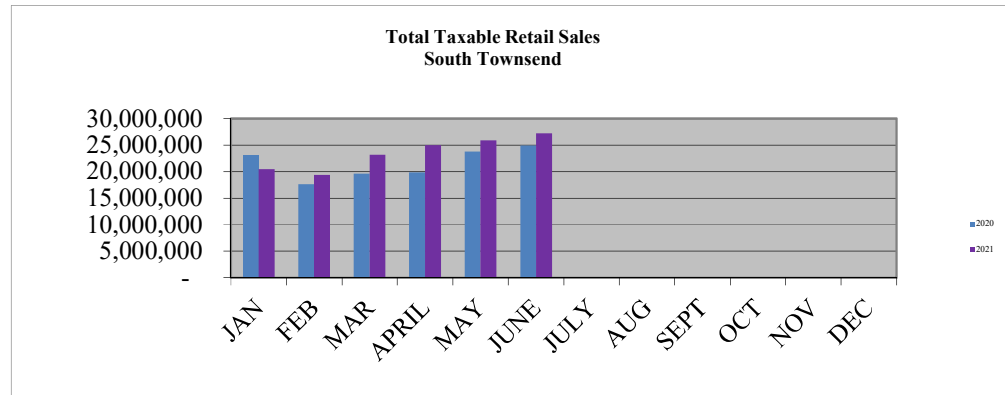
AREA 1: DOWNTOWN BOUNDARY



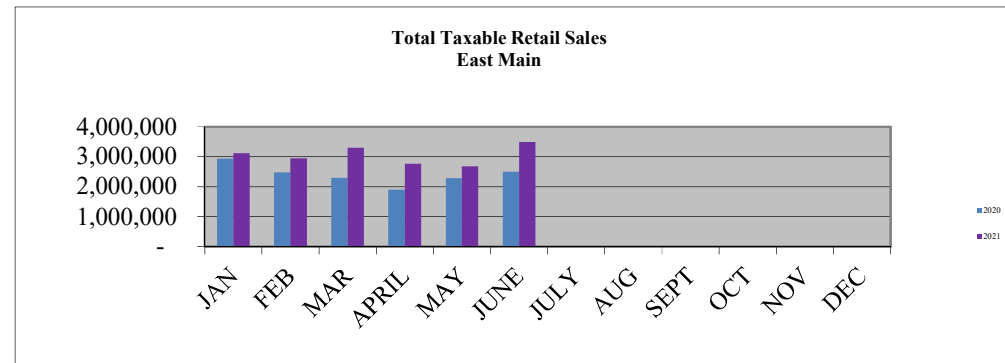
AREA 2: *NORTH CITY LIMIT TO NORTH 2ND STREET



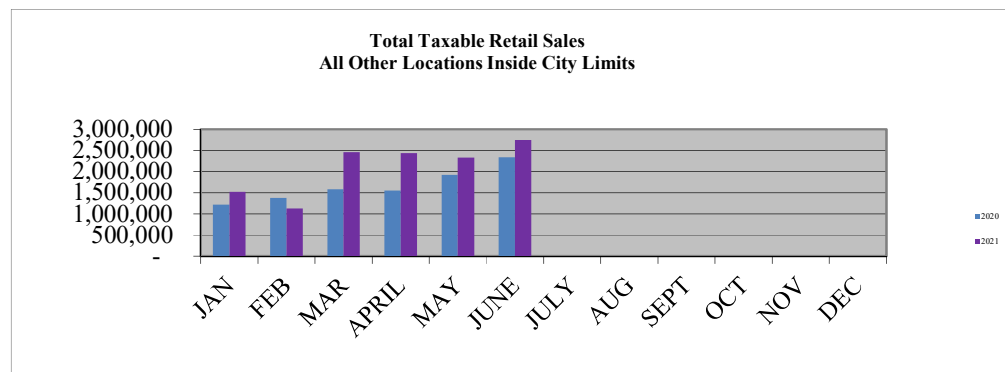
AREA 3: MID TOWNSEND SOUTH 2ND STREET TO E OAK GROVE RD



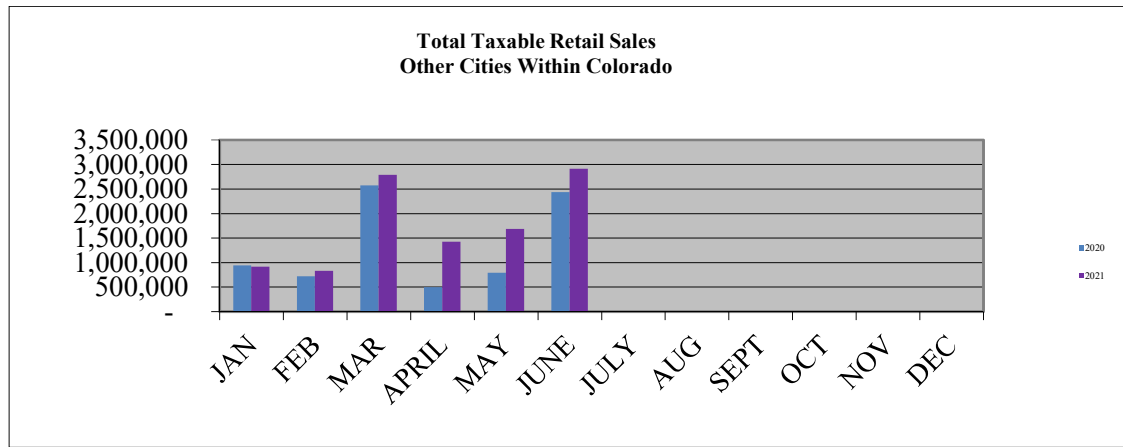
AREA 4: SOUTH TOWNSEND E OAK GROVE RD TO SOUTH CITY LIMIT



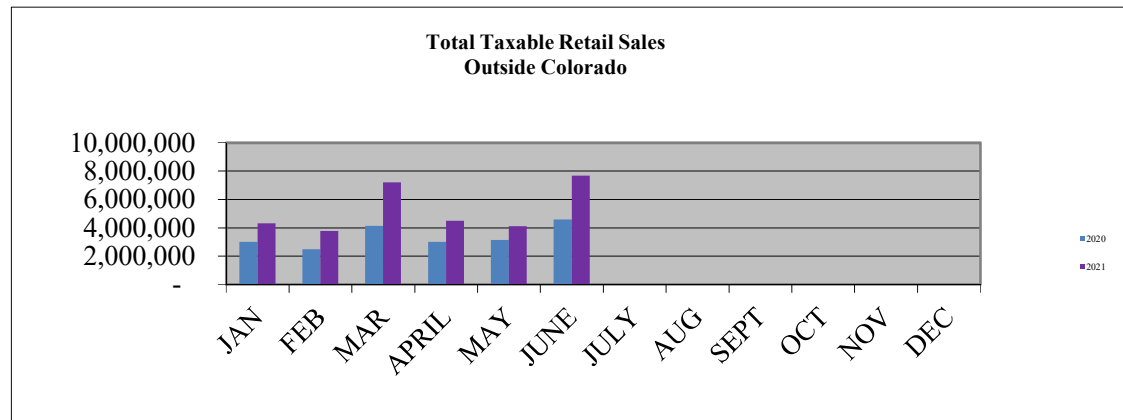
AREA 5: EAST MAIN SAN JUAN AVENUE TO EAST CITY LIMIT



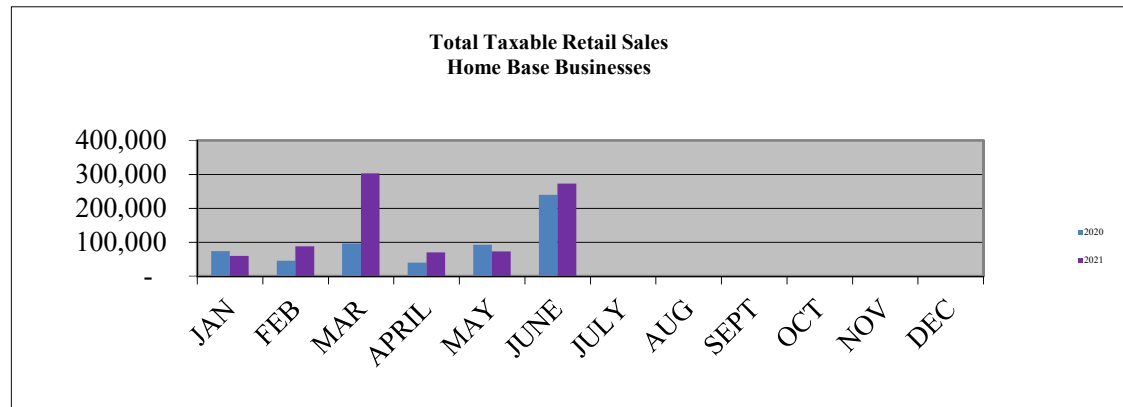
AREA 6: ALL OTHER LOCATIONS INSIDE CITY LIMITS OF MONTROSE



AREA 7: OTHER CITIES WITHIN COLORADO



AREA 8: OUTSIDE COLORADO



AREA 9: HOME BASE BUSINESSES

City of Montrose Quarterly Budget Report

Second Quarter Ending June 30, 2021

August 17, 2021

The attached Financial Report represents **unaudited** revenues and expenditures as of the end of the second quarter of 2021 with a comparison to the budget.

The main operating fund of the city is the General Fund and revenues have been collected at 62.8% and 47.3% of the budget has been expended. Sales and Use Taxes at 3% comprise more than 75% of the total revenue in the General Fund and no mill levy is assessed. Compared to June of 2020, retail sales tax collections and total sales and use tax collections increased 22.5% and 25.2% respectively.

On November 5, 2019, the voters approved an increase of .58% to the sales and use tax rate to fund public safety. Compared to June of 2020 sales and use tax for the Public Safety fund increased 30.6%. Public safety revenues have been collected at 53.2% and 38.7% has been expended in 2021.

On April 1, 2014 voter's approved an additional .3% sales and use tax to be collected by the city which has been used by the Montrose Recreation District to fund the new community recreation center on Woodgate Road. Collections for 2021 through June total \$1,121,736 which is a 24.3% increase over 2020 collections.

The following capital projects were budgeted in the Governmental Funds for 2021. These projects are all in process:

- New Public safety Building – 2021 is the second year of this multi-year project
- Parks & Trail Improvements – 7 more solar lights in Rotary Park and composting toilet in Taviwach Park
- Construction phase - Woodgate Road Alignment, General Sidewalk Replacement and ADA program
- Birch Street Bridge Replacement – Year 1

	Revenues collected YTD compared to Budget for 2021	Expenses paid YTD compared to Budget for 2021
Water Fund	46.4%	43.0%
Sewer Fund	44.6%	30.6%
Trash & Recycling Fund	49.6%	40.9%
Black Canyon Golf Course	68.8%	48.7%

Water Fund Capital improvement projects include:

- Valve and hydrant replacement
- Sunset Mesa Storage Tank construction
- PRV upgrade and monitoring equipment
- Cerro Outlet work
- Cerise Park Waterline (Year 2)

Sewer Fund Capital improvement projects include:

- Sewer rehabilitation/replacement
- Manhole rehabilitation & H2S lining
- Lift station elimination
- Woodgate Subdivision sewer rebuild – Yr 2

This report is provided to give City Council an overall feel for how the city's funds are performing. Please contact Shani Wittenberg, Finance Director with any questions.

UNAUDITED

Treasurer's Report
June 30, 2021

Description	Checking	Savings	CD's	Total	**Restricted Funds	Available Totals
General Fund	4,046,299.04	15,346,665.59	2,081,833.76	21,474,798.39	297,605.27	21,177,193.12
Public Safety Fund	1,434,563.25	1,801,351.21		3,235,914.46		3,235,914.46
Retail Sales Enhancement	241,358.72	125,086.45		366,445.17	366,445.17	
Tourism	145,225.38	768.09	50,770.07	196,763.54	196,763.54	
Water Fund	760,574.67	6,117,646.61	654,955.05	7,533,176.33	-	7,533,176.33
Sewer Fund	137,335.55	1,507,976.56	1,168,248.85	2,813,560.96		2,813,560.96
Trash/Recycling Fund	4,392.14	463,045.50	-	467,437.64		467,437.64
Black Canyon Golf Course	191,076.23			191,076.23		191,076.23
Fleet Management Fund	630,426.75	1,099,409.47	528,008.78	2,257,845.00		2,257,845.00
Information Services Fund	122,723.10	689,887.88		812,610.98		812,610.98
Health/Dental Mgmt	899,907.39	2,878,928.86		3,778,836.25		3,778,836.25
Facilities Management Fund	(389,179.15)	61,373.07		(327,806.08)		(327,806.08)
Total Operating	8,224,703.07	30,092,139.29	4,483,816.51	42,800,658.87	860,813.98	41,939,844.89
Downtown Improvement	57,383.51	40,614.55	-	97,998.06	97,998.06	
Downtown Opportunity Loan	41,709.25			41,709.25	41,709.25	
Greater Montrose Loan	2,707.23	77,717.88		80,425.11	80,425.11	
Public Education Government	53,924.19	50,036.82	-	103,961.01	103,961.01	
Surplus & Deficiency Fund	13,810.62	-	50,968.06	64,778.68	64,778.68	
Conservation Trust	5,148.74	463,564.41		468,713.15	468,713.15	
Pavilion Capital	6,286.42			6,286.42	6,286.42	
Montrose Urban Renewal	(1,879,911.57)	-		(1,879,911.57)	(1,879,911.57)	
Special Benefit Fund	124,719.92	150,386.73	-	275,106.65	275,106.65	
2010 Excise Tax Bonds	228,950.43			228,950.43	228,950.43	
EDA Fireflow Loan	-			-	-	
Demoret Trust	2,161.90	25,048.87	326,330.75	353,541.52	353,541.52	
Cemetery Perpetual	367.95	120,033.45		120,401.40	120,401.40	
SID Revolving	110,452.63	427,833.95	203,080.30	741,366.88	741,366.88	
Grand/Rio Grande	1,385.08	1,185,493.32	249,607.70	1,436,486.10	1,436,486.10	
Capital Improvements	1,239,318.78	3,735,360.70	-	4,974,679.48	4,974,679.48	
Civic Campus Upgrades	163,430.19	439,548.61		602,978.80	602,978.80	
Total Non-Operating	171,845.27	6,715,639.29	829,986.81	7,717,471.37	7,717,471.37	
Grand Total	8,396,548.34	36,807,778.58	5,313,803.32	50,518,130.24	8,578,285.35	41,939,844.89

*CD's are available upon maturity.

**Restricted funds are in accordance with Council action, grant, State or Federal Mandate.

Savings Interest Rate .82%

CD Interest Rate Ave is 1.17% Range .96% to 1.70%

CITY OF MONTROSE
REVENUE & EXPENDITURE SUMMARY
as of June 30, 2021 - unaudited

	June	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
GENERAL FUND					
REVENUE					
TAXES (SALES & FRANCHISE)	2,620,681	12,833,177	21,571,900	8,738,723	59.5%
LICENSES & PERMITS	165,449	562,229	458,200	(104,029)	122.7%
INTERGOVERNMENTAL REVENUES	2,603,031	2,927,463	1,089,577	(1,837,886)	268.7%
CHARGES FOR SERVICES	3,659	39,346	54,700	15,354	71.9%
PAVILION REVENUES	-	1,299	118,000	116,701	1.1%
BASEBALL REVENUES	125	16,922	13,200	(3,722)	128.2%
FINES & FORFEITURES	14,894	69,679	166,300	96,621	41.9%
LEASES & RENTAL OF CITY FACILITIES	9,929	51,277	119,600	68,323	42.9%
TRANSFERS FROM OTHER FUNDS	46,799	280,793	601,000	320,207	46.7%
INCOME FROM INVESTMENTS	1,606	10,927	113,900	102,973	9.6%
OTHER FINANCING SOURCES	83	498	1,000	502	49.8%
TRANSFER FROM RESERVES			2,666,192		
TOTAL REVENUE	5,466,256	16,793,609	26,973,569	7,513,768	62.8%
EXPENDITURES					
CITY COUNCIL	9,652	85,588	152,399	66,811	56.2%
YOUTH COUNCIL	61	508	4,750	4,242	10.7%
ECONOMIC DEVELOPMENT & COMMUNITY PROG	-	30,000	284,000	254,000	10.6%
CITY ATTORNEY	32,122	192,450	442,440	249,990	43.5%
CITY MANAGER	33,457	152,871	296,396	143,525	51.6%
COMMUNICATIONS	17,534	59,230	129,001	69,771	45.9%
COMPETITIVE SPORTS	7,775	24,674	72,164	47,490	34.2%
HUMAN RESOURCES	27,222	150,639	402,344	251,705	37.4%
PAVILION	30,653	184,946	598,970	414,024	30.9%
GEOGRAPHIC INFORMATION SERVICE	23,480	141,400	324,163	182,763	43.6%
FINANCE	75,847	346,183	774,512	428,329	44.7%
MUNICIPAL COURT	16,999	111,884	255,135	143,251	43.9%
TEEN COURT	-	-	8,190	8,190	0.0%
PLANNING	20,701	118,731	238,648	119,917	49.8%
INNOVATION & COMM ENGAGEMENT	17,613	316,322	206,135	(110,187)	153.5%
CITY CLERK	20,034	110,310	256,650	146,340	43.0%
BUILDING	31,269	145,470	340,986	195,517	42.7%
ENGINEERING	21,099	116,304	259,615	143,311	44.8%
PUBLIC WORKS ADMIN	21,344	128,450	368,312	239,862	34.9%
STREETS	345,747	1,177,790	2,394,307	1,216,517	49.2%
STREET CLEANING	10,570	103,573	363,096	259,524	28.5%
PARKS	104,414	445,338	1,551,081	1,105,743	28.7%
TREE PROGRAM	293	3,794	20,000	16,206	19.0%
SUNSET MESA MAINTENANCE	20,413	136,983	150,804	13,821	90.8%
CEMETERY	9,366	50,971	154,338	103,367	33.0%
TRANSFERS TO PUBLIC SAFETY AND MRD	1,486,789	8,364,457	16,698,056	8,333,599	50.1%
INSURANCE AND GF FLEET LEASE	2,430	68,481	227,076	158,595	30.2%
TOTAL EXPENDITURES	2,387,347	12,767,629	26,973,569	14,205,939	47.3%
REVENUE OVER(UNDER) EXP.	3,078,909	4,025,980	0		

	June	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
PUBLIC SAFETY FUND					
REVENUE					
SALES AND USE TAXES	427,792	2,180,305	3,475,300	1,294,995	62.7%
GRANTS	2,346	34,859	78,000	43,141	44.7%
CHARGES FOR SERVICES	7,815	41,466	100,100	58,634	41.4%
INSURANCE CLAIMS AND DONATIONS	40,820	43,152	41,800	(1,352)	103.2%
INTEREST INCOME	102	891	1,000	109	89.1%
TRANSFER FROM GENERAL FUND	637,945	3,827,672	7,655,343	3,827,672	50.0%
DRUG TASKFORCE	976	10,032	45,000	34,968	22.3%
TRANSFER FROM RESERVES			149,360	149,360	0.0%
TOTAL REVENUE	1,117,796	6,138,379	11,545,903	5,407,524	53.2%
EXPENDITURES					
POLICE PATROL	507,017	2,938,094	7,619,071	4,680,977	38.6%
POLICE ADMINISTRATION	166,255	932,115	2,502,665	1,570,550	37.2%
DRUG TASKFORCE	26,693	198,471	425,962	227,491	46.6%
CODE ENFORCEMENT	6,397	44,356	114,444	70,088	38.8%
POLICE ACADEMY	11,690	88,099	203,086	114,987	43.4%
ANIMAL SERVICES	33,973	261,461	680,674	419,213	38.4%
TOTAL EXPENDITURES	752,024	4,462,597	11,545,903	7,083,305	38.7%
REVENUE OVER/UNDER EXP	365,772	1,675,782	0	(1,675,781)	
RETAIL SALES ENHANCEMENT FUND					
REVENUE					
TAXES	52,329	264,246	428,000	163,754	61.7%
GRANTS	-	2,624	2,500	(124)	104.9%
OTHER REVENUE	6	456	10,000		
TRANSFER FROM GENERAL FUND	2,434	14,604	47,207		
TRANSFER FROM RESERVES					
TOTAL REVENUE	54,769	281,930	487,707	163,630	57.8%
EXPENDITURES					
DART/BUSINESS OPERATIONS	36,102	179,326	459,339	280,013	39.0%
MONTROSE UNIVERSITY	1,087	1,094	8,600	7,506	12.7%
TOTAL EXPENDITURES	37,189	180,420	467,939	287,519	
REVENUE OVER(UNDER) EXP.	17,581	101,509	19,768		
DOWNTOWN IMPROVEMENT FUND					
REVENUE					
TRANSFER FROM RESERVE		1,275	50,000		
TOTAL REVENUE	0	1,275	50,000	(0)	
EXPENDITURES					
DOWNTOWN DEVELOPMENT AUTH	1,275	1,275	50,000	48,725	2.6%
PUBLIC ART EXPERIENCE	-	-	-	-	
TOTAL EXPENDITURES	1,275	1,275	50,000	48,725	
REVENUE OVER(UNDER) EXP.	(1,275)	0	-		
DOWNTOWN OPPORTUNITY FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	-	-	
PRINCIPAL & INTEREST PAYMENTS	1,037	4,148	14,475	10,327	28.7%
TRANSFER FROM RESERVES				-	
TOTAL REVENUE	1,037	4,148	14,475	10,327	
EXPENDITURES					
DOWNTOWN OPPORTUNITY FUND	-	-	-	-	
REVENUE OVER(UNDER) EXP.	1,037	4,148	14,475		

	June	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
GREATER MONTROSE LOAN FUND					
REVENUE					
PRINCIPAL & INTEREST PAYMENTS	679	2,715	2,545	(170)	
INCOME FROM INVESTMENTS	6	51	2,546		
TRANSFER FROM RESERVE	-	-	34,909	34,909	
TOTAL REVENUE	685	2,766	40,000	34,739	
EXPENDITURES	-	-	40,000	40,000	0.0%
REVENUE OVER(UNDER) EXP.	685	2,766	-	(5,261)	
PUBLIC/EDUCATION/GOVERNMENT					
REVENUE					
PEG FEE	-	7,888	16,000	8,112	49.3%
INTEREST INCOME	4	31	500	469	
TRANSFER FROM RESERVE	0	0	6,384		
TOTAL REVENUE	4	7,919	22,884	8,581	34.6%
EXPENDITURES	63	1,299	22,884	21,585	5.7%
REVENUE OVER(UNDER) EXP.	(59)	6,620	-		
SURPLUS & DEFICIENCY FUND					
INTEREST INCOME	-	-	1,000	1,000	0.0%
TRANSFER FROM RESERVES					
TOTAL REVENUE	-	-	1,000	1,000	
TRANSFER TO AMPHITHEATER PROJECT	-	-	-	-	
REVENUE OVER(UNDER) EXP.	-	-	1,000		
CONSERVATION TRUST FUND					
REVENUE					
LOTTERY REVENUE	34,866	62,506	100,000	37,494	62.5%
INCOME FROM INVESTMENTS	14	140	5,000	4,860	2.8%
TRANSFER FROM RESERVES			315,000		
TOTAL REVENUE	34,880	62,647	420,000	42,353	14.9%
EXPENDITURES					
CONSERVATION TRUST	-	-	420,000	420,000	
REVENUE OVER(UNDER) EXP.	34,880	62,647	-		
MURA - COLORADO OUTDOORS					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	200,000	200,000	0.0%
INTEREST INCOME	3	34	2,500	2,466	1.4%
OTHER FINANCING SOURCES	-	-	-	-	
TOTAL REVENUE	3	34	202,500	202,466	
EXPENDITURES					
PROFESSIONAL FEES	56	7,477	-	(7,477)	
TRAIL DEVELOPMENT - RIVER	-	-	-	-	
UNCOMPAHGRE RIVER WORK	-	478,610	800,000	321,390	59.8%
BUSINESS DEVELOPMENT - PUBLIC IMP	269,464	293,525	-	(293,525)	
TOTAL EXPENDITURES	269,520	779,612	800,000	20,388	
REVENUE OVER(UNDER)EXP.	(269,517)	(779,578)	(597,500)	182,078	

	June	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
SPECIAL BENEFIT FUND					
REVENUE					
GRANTS	-	-	-	-	
CHARGES FOR SERVICES	-	18,900	37,000	18,100	51.1%
DONATIONS FROM THE COMMUNITY	837	8,545	68,300	59,755	12.5%
INTEREST INCOME	4	31	300	269	10.3%
TRANSFER FROM RESERVE		-		-	
TOTAL REVENUES	841	27,476	105,600	78,124	26.0%
EXPENDITURES					
CARE OF ANIMALS	8,375	20,089	64,512	44,423	31.1%
SUNSET MESA IMPROVEMENTS	-	-	-	-	
TOTAL EXPENDITURES	8,375	20,089	64,512	44,423	31.1%
REVENUE OVER(UNDER) EXP.	(7,534)	7,387	41,088		
TOURISM PROMOTIONAL FUND					
REVENUE					
EXCISE TAX	72,903	317,062	546,500	229,438	58.0%
SPECIAL EVENTS	-	-	1,000	1,000	0.0%
VISITOR GUIDE AD/MERCHANDISE SALES	2,894	9,460	9,500	40	99.6%
INTEREST INCOME	50	290	1,000	710	29.0%
TRANSFER FROM RESERVES			245,152	32,402	
TOTAL REVENUE	75,847	326,813	803,152	263,589	40.7%
EXPENDITURES					
MARKETING	47,483	173,470	499,981	326,511	34.7%
VISITOR CENTER OPERATIONS	870	19,876	118,780	98,904	16.7%
SPECIAL EVENT OPERATIONS	15,927	59,581	152,737	93,156	39.0%
SPORTS TOURISM	1,829	12,513	31,654	19,141	39.5%
TOTAL EXPENDITURES	66,108	265,440	803,152	537,711	33.0%
REVENUE OVER(UNDER) EXP.	9,739	61,372	0		
GENERAL DEBT SERVICE					
REVENUE					
OTHER FINANCING SOURCES	119,365	716,191	1,193,651	477,460	60.0%
EXPENDITURES					
2010 EXCISE TAX REVENUE BONDS	-	596,826	1,193,651	596,825	50.0%
REVENUE OVER(UNDER) EXP.	119,365	119,365	-		
DEMORET TRUST FUND					
REVENUE					
INCOME FROM INVESTMENTS	319	1,874	100	(1,774)	1873.7%
TRANSFER FROM RESERVES			24,900		
TOTAL REVENUES	319	1,874	25,000	(1,774)	
EXPENDITURES					
DEMORET TRUST FUND	-	-	25,000		
REVENUE OVER(UNDER) EXP.	319	1,874	-		
CEMETERY PERPETUAL CARE FUND					
REVENUE					
CHARGES FOR SERVICES	-	400	2,000	1,600	20.0%
INCOME FROM INVESTMENTS	4	44	1,000	956	4.4%
TOTAL REVENUE	4	444	3,000	2,556	14.8%
EXPENDITURES					
CEMETERY PERPETUAL CARE	83	498	1,000	502	49.8%
REVENUE OVER(UNDER) EXP.	(79)	(54)	2,000		

	June	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
SPECIAL IMPROVEMENTS REVOLVING					
REVENUE					
MONTHLY PRINCIPAL AND INTEREST	20,283	22,685	33,500	10,815	67.7%
INCOME FROM INVESTMENTS	220	1,359	10,000	8,641	13.6%
TRANSFER FROM RESERVES			597,500		
TOTAL REVENUE	20,503	24,044	641,000	19,456	
EXPENDITURES					
COUNTY COLLECTION FEE	18	18	1,000	982	1.8%
APARTMENT WATER/SEWER INFRASTRUCTURE	-	-	640,000	640,000	
TOTAL EXPENDITURES	18	18	641,000	640,982	
REVENUE OVER(UNDER) EXP.	20,485	24,025	-	(621,525)	
CAPITAL IMPROVEMENT FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	784,588	85,000	(699,588)	
GRANT MATCH FROM OTHER ENTITIES	187,634	237,634	-	(237,634)	
INCOME FROM INVESTMENTS	198	1,758	15,000	13,242	11.7%
TRANSFER FROM GENERAL FUND	243,766	1,462,597	6,558,498	5,095,901	22.3%
TRANSFER FROM RESERVES			1,549,806	1,549,806	
TOTAL REVENUE	431,598	2,486,576	8,208,304	5,721,728	30.3%
EXPENDITURES					
CURB/GUTTER/SIDEWALK	5,844	87,705	155,000	67,295	56.6%
CAPITAL IMPROVEMENTS	142,488	596,399	5,273,304	4,676,905	11.3%
CONNECT TRAIL	-	5,727	-	(5,727)	
BALDRIDGE PARK IMPROVEMENTS	-	920,885	2,780,000	1,859,115	33.1%
DOWNTOWN SALES TAX TIF	-	-	-	-	
TOTAL EXPENDITURES	148,332	1,610,716	8,208,304	6,597,588	19.6%
REVENUE OVER(UNDER) EXP.	283,266	875,861	-		
FACILITY IMPROVEMENT FUND					
REVENUE					
INTERGOVERNMENTAL - GRANTS	-	-	-	-	
TRANSFER FROM GENERAL FUND	22,917	137,500	275,000	137,500	50.0%
INTEREST INCOME	29	244	2,500	2,256	9.8%
TRANSFER FROM RESERVES					
TOTAL REVENUES	22,946	137,744	277,500	139,756	49.6%
EXPENDITURES					
FACILITY UPGRADES - CIVIC CAMPUS	-	(24)	-	24	
FACILITY UPGRADES - PUBLIC WORKS	-	-	75,000	75,000	0.0%
TOTAL EXPENDITURES	-	(24)	75,000	75,024	
REVENUE OVER(UNDER) EXP.	22,946	137,769	202,500		

	June	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
WATER FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	7,000	7,000	0.0%
WATER REVENUES	804,143	2,799,565	5,583,194	2,783,629	50.1%
WATER CAPACITY FEES	36,818	224,389	253,047	28,658	88.7%
INCOME FROM INVESTMENTS	344	3,253	19,250	15,997	16.9%
TRANSFER FROM RESERVES	715,318	1,348,162	4,220,847		
TOTAL REVENUE	1,556,624	4,375,369	10,083,338	2,835,284	46.4%
EXPENDITURES					
RECORDS & COLLECTION	11,973	98,656	203,907	105,251	48.4%
WATER DIST & ADMIN	1,141,354	4,232,382	9,684,186	5,451,804	43.7%
WATER DEBT SERVICE	-	6,707	195,245	188,538	3.4%
TOTAL EXPENDITURES	1,153,327	4,337,745	10,083,338	5,745,593	43.0%
REVENUE OVER(UNDER) EXP.	403,297	37,625	0		
SEWER FUND					
REVENUE					
CHARGES FOR SERVICES	1,589	10,046	18,000	7,954	55.8%
SEWER REVENUES	292,624	1,503,153	2,829,828	1,326,675	53.1%
SEWER LEASE & CAPACITY FEES	87,438	473,339	553,314	79,975	85.5%
INCOME FROM INVESTMENTS	942	5,743	6,500	757	88.4%
TRANSFER FROM RESERVES		-	2,086,850		
TOTAL REVENUE	382,594	1,992,282	5,494,493	1,415,361	44.6%
EXPENDITURES					
RECORDS & COLLECTION	2,533	16,490	38,480	21,990	42.9%
SEWER LINE MAINT & ADMIN	425,033	1,164,217	3,724,170	2,559,953	31.3%
SEWER TREATMENT	89,521	488,366	1,559,046	1,070,681	31.3%
INDUSTRIAL PRETREATMENT	685	5,410	13,050	7,640	41.5%
SEWER DEBT SERVICE	-	5,488	159,746	154,258	3.4%
TOTAL EXPENDITURES	517,772	1,679,971	5,494,492	3,814,522	30.6%
REVENUE OVER(UNDER) EXP.	(135,179)	312,311	0		
TRASH & RECYCLING FUND					
REVENUE					
CHARGES FOR SERVICES	153,043	918,740	1,776,371	857,631	51.7%
SALE OF SUPPLIES	1,055	1,058	3,918	2,860	27.0%
INCOME FROM INVESTMENTS	34	280	4,000	3,720	
TRANSFER FROM RESERVES			164,696		
TOTAL REVENUE	154,132	920,078	1,948,985	864,211	49.6%
EXPENDITURES					
RECORDS & COLLECTION	3,118	20,180	46,959	26,779	43.0%
SANITATION OPER & ADMIN	90,546	776,692	1,902,026	1,125,334	40.8%
TOTAL EXPENDITURES	93,664	796,872	1,948,985	1,152,113	40.9%
REVENUE OVER(UNDER) EXP.	60,468	123,206	(0)		

	June	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
BLACK CANYON GOLF COURSE					
REVENUE					
GOLF ROUNDS	72,384	252,704	225,100	(27,604)	112.3%
ANNUAL MEMBERSHIPS	1,270	137,513	103,200	(34,313)	133.2%
OTHER SALES	13,812	45,836	127,300	81,464	36.0%
TRANSFER FROM GENERAL FUND	53,310	319,858	642,418	322,560	49.8%
TOTAL REVENUE	140,776	755,910	1,098,018	342,108	68.8%
EXPENDITURES					
TURF MAINTENANCE OPERATIONS	108,488	269,640	651,044	381,404	41.4%
BUSINESS OPERATIONS/CLUBHOUSE	43,943	162,012	446,974	284,962	36.2%
RUSTY PUTTER RESTAURANT	19,405	103,470	-	(103,470)	
TOTAL EXPENDITURES	171,836	535,123	1,098,018	562,896	48.7%
REVENUE OVER(UNDER) EXP.	(31,060)	220,787	(0)		
FLEET MANAGEMENT FUND					
REVENUE					
SHARED SERVICES	-	1,298	-	(1,298)	
CHARGES FOR SERVICE	220	2,370	-	(2,370)	
SALE OF ASSETS & EQUIPMENT USAGE	208,321	1,460,638	2,866,935	1,406,297	50.9%
INCOME FROM INVESTMENTS	571	3,516	-	(3,516)	
TRANSFER FROM RESERVE			68,040	-	
TOTAL REVENUE	209,112	1,467,822	2,934,975	1,399,113	50.0%
EXPENDITURES					
FLEET MANAGEMENT	69,340	1,177,674	2,400,672	1,222,998	49.1%
REVENUE OVER(UNDER) EXP.	139,772	290,148	534,303		
INFORMATION SERVICES FUND					
REVENUE					
SHARED SERVICES	120	9,773	34,000	24,227	28.7%
CHARGES FOR SERVICES	129,453	776,898	1,553,558	776,660	50.0%
SALE OF ASSETS & EQUIPMENT USAGE	4,033	23,700	47,700	24,000	49.7%
INCOME FROM INVESTMENTS	52	422	2,000	1,578	21.1%
TRANSFER FROM RESERVES					
TOTAL REVENUE	133,658	810,793	1,637,258	826,465	49.5%
EXPENDITURES					
INFORMATION TECHNOLOGIES	98,718	709,777	1,592,766	882,989	44.6%
REVENUE OVER(UNDER) EXP.	34,940	101,016	44,492		
HEALTH & DENTAL MGMT FUND					
REVENUE					
WESTCO PREMIUMS	-	97,609	624,392	526,783	
REFUNDS & REBATES	-	5,656	7,000	1,344	
INCOME FROM INVESTMENTS	119	1,135	10,000	8,865	
FROM OTHER FUNDS WITHIN THE CITY	-	594,884	2,185,608	1,590,724	27.2%
TRANSFER FROM RESERVES					
TOTAL REVENUE	119	699,285	2,827,000	2,127,715	27.2%
HEALTH & DENTAL PREMIUMS & CLAIMS	3,208	566,848	2,805,757	2,238,908	20.2%
REVENUE OVER(UNDER) EXP.	(3,089)	132,437	21,243		
FACILITY MANAGEMENT FUND					
FACILITY LEASE REVENUE	118,915	713,490	1,426,982	713,492	50.0%
TRANSFER FROM RESERVES			13,901		
	118,915	713,490	1,440,883	713,492	
FACILITY EXPENDITURES	123,381	530,270	1,440,883	910,613	36.8%
REVENUE OVER(UNDER) EXP.	(4,466)	183,220	(0)		