



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

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

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

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

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- 1) City Council meeting called to order by Mayor Dave Frank
 - 2) The Pledge of Allegiance
 - 3) Roll call by the 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.



6) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the November 14, 2022, special City Council meeting, the November 15, 2022, special City Council meeting, and the November 15, 2022, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo* **6-13**

Action: Consider making a motion to approve the minutes of the November 14, 2022, special City Council meeting, the November 15, 2022, Special City Council meeting, and the November 15, 2022, regular City Council meeting as presented.

7) HISTORIC PRESERVATION COMMISSION APPOINTMENTS (5 minutes)

City Council consideration of applicants Catherine Stroh and Darlene Mora for vacant positions on the City of Montrose Historic Preservation Commission. **14-18**

Action: Consider making a motion to appoint Catherine Stroh as an alternate member of the Historic Preservation Commission for a term that expires on October 16, 2025, and to appoint Darlene Mora as a regular member of the Historic Preservation Commission for a term that expires on October 16, 2023.

8) LODGING AND ENTERTAINMENT LIQUOR LICENSE TRANSFER APPLICATION (10 minutes)

City Council consideration of the transfer of a Lodging and Entertainment liquor license at 511 E. Main Street from Precedence Productions, d.b.a. Precedence Productions to The Temple LLC, d.b.a. The Temple LLC, for consumption on the licensed premises. *Staff: Assistant City Attorney Chris Dowsey* **19-22**

Action: Accept public comment. Consider making a motion to approve the transfer of a Lodging and Entertainment liquor license at 511 E. Main Street from Precedence Productions, d.b.a. Precedence Productions to The Temple LLC, d.b.a. The Temple LLC, for consumption on the licensed premises.

9) ORDINANCE 2606 - FIRST READING (15 minutes)

City Council consideration of Ordinance 2606 on first reading, an Ordinance of the City of Montrose, Colorado, amending Ordinance No. 2567 which appropriated funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2022; said expenditures of the City of Montrose over and above those anticipated at the time of adoption of the original budget for the fiscal year beginning January 1, 2022. *Staff: Finance Director Shani Wittenberg* **23-25**

Action: Hold a hearing. Consider making a motion to pass Ordinance 2606 on first reading as presented.

10) ORDINANCE 2607 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2607 on first reading, an Ordinance of the City of Montrose, Colorado, vacating a portion of a public utility easement. *Staff: City Engineer Scott Murphy* **26-31**

Action: Hold a hearing. Consider making a motion to pass Ordinance 2607 on first reading as presented.

11) ORDINANCE 2608 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2608 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 3 Chapter 1 Section(s) 6 and 7 correcting a codification error. *Staff: Assistant City Attorney Chris Dowsey* **32-33**

Action: Hold a hearing. Consider making a motion to pass Ordinance 2608 on first reading as presented.

12) ORDINANCE 2609 - FIRST READING (15 minutes)

City Council consideration of Ordinance 2609 on first reading, an ordinance of the City of Montrose, Colorado, disconnecting property at 67365 Sunshine Road. *Staff: Planner II William Reis* **34-39**

Action: Hold a hearing. Consider making a motion to pass Ordinance 2609 on first reading as presented.

13) ORDINANCE 2601 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2601 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of 820 6650 Road from "R-2," Low Density District to "R-5," Low Density/Manufactured Housing District. *Staff: Planning Manager Jace Hochwalt* **40-50**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2601 on second reading as presented.

14) ORDINANCE 2602 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2602 on second reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Hilltop North Addition. *Staff: Planner II William Reis* **51-61**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2602 on second reading as presented.

15) ORDINANCE 2603 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2603 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Hilltop North Addition as an "R-4", High Density District. *Staff: Planner II William Reis* **62-63**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2603 on second reading as presented.

16) ORDINANCE 2604 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2604 on second reading, an Ordinance of the City of Montrose, Colorado, designating the Montrose Electric Light & Power Co., 44 S Grand Ave, Montrose, Colorado, as a City of Montrose Historic Property Pursuant to § 4-15 of the Official Code of the City of Montrose. *Staff Planner II William Reis* **64-66**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2604 on second reading as presented.

17) ORDINANCE 2605 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2605 on second reading, an Ordinance of the City of Montrose, Colorado, designating the Montrose Radium Ore Sampler, 112 W Main St, Montrose, Colorado, as a City of Montrose Historic Property Pursuant to § 4-15 of the Official Code of the City of Montrose. *Staff Planner II William Reis* **67-69**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2605 on second reading as presented.

18) VACTOR #361 JET-VAC REPAIRS (10 minutes)

City Council consideration of repairs to Vactor #361 Jet Vac by Farris Machinery, Inc., for the not to exceed amount of \$105,000.00. *Staff: Utilities Manager David Bries* **70-74**

Action: Accept public comment. Consider making a motion to approve repairs to Vactor #361 Jet Vac by Farris Machinery, Inc., for the not to exceed amount of \$105,000.00 as presented.

19) CITY HALL RELOCATION PROJECT CONTRACT AMENDMENT (10 minutes)

City Council consideration of the authorization of \$1,135,000.00 for the second phase of the City Hall Relocation Project, including the amendment of a contract with FCI Constructors, Inc. as the Construction Manager/General Contractor (CM/GC). *Staff: Public Works Manager Jim Scheid* **75-76**

Action: Accept public comment. Consider making a motion to authorize \$1,135,000.00 for the second phase of the City Hall Relocation Project, including the amendment of a contract with FCI Constructors, Inc., as the Construction Manager/General Contractor (CM/GC) as presented.



20) EMERGENCY DUMP TRUCK REPAIR (10 minutes)

City Council consideration of \$70,000.00 in expenditures to repair a damaged dump truck (Unit 256). *Staff: Public Works Manager Jim Scheid 77*

Action: Accept public comment. Consider making a motion to approve \$70,000.00 in expenditures to repair a damaged dump truck (Unit 256) as presented.

21) STAFF REPORTS

22) YOUTH CITY COUNCIL COMMENTS

23) CITY COUNCIL COMMENTS

24) MOTION TO ADJOURN

A special meeting of the Montrose City Council was held on Monday, November 14, 2022, at 12:00 p.m., or immediately following the work session in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Bill Bell, Ann Morgenthaler, Ben Morris, Chris Dowsey, Matt Magliaro, Blaine Hall, Greg Story, Lisa DelPiccolo

CALL TO ORDER

Mayor Dave Frank called the special meeting to order at 11:12 a.m.

EXECUTIVE SESSION

At 11:13 a.m., a motion was made by J. David Reed, seconded by Ed Ulibarri, to enter into an executive session for the purpose of receiving legal advice pursuant to C.R.S. 24-6-402(4)(b), for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f), and the following additional details are provided for identification purposes: discussion of potential litigation; City Manager mid-cycle informal review. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 12:40 p.m. Barbara Bynum left the meeting at 12:18 p.m. during the executive session.

At 12:40 p.m. a motion was made by Doug Glaspell, seconded by J. David Reed, to adjourn with no further action taken. All present voted yes. Motion passed.

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk

A special meeting of the Montrose City Council was held on Tuesday, November 15, 2022, at 1:30 p.m. in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Doug Glaspell, J. David Reed, Ed Ulibarri, Bill Bell, Ann Morgenthaler, Ben Morris, Mark Armstrong, Jim Scheid, Lisa DelPiccolo

ABSENT: Barbara Bynum

GUESTS: John Marshall, Derrick Wagner

CALL TO ORDER

Mayor Dave Frank called the special meeting to order at 1:32 p.m.

EXECUTIVE SESSION

At 1:33 p.m., a motion was made by Doug Glaspell, seconded by J. David Reed, to enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations, under C.R.S. Section 24-6-402(4)(e), and the following additional details are provided for identification purposes: discussion related to the City's partnership with Colorado Mesa University. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 2:38 p.m.

At 2:38 p.m. a motion was made by Doug Glaspell, seconded by Dave Frank, to adjourn with no further action taken. All voted yes. Motion passed.

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk

A regular meeting of the Montrose City Council was held on Tuesday, November 15, 2022, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Ciana Beller, Bill Bell, Ann Morgenthauer, Ben Morris, Chris Dowsey, Lisa DelPiccolo, Greg Story, Scott Murphy, Shani Wittenberg, Jace Hochwalt, William Reis, Jim Scheid, Blaine Hall, Matt Smith

GUESTS: Laird Landon, Ronda Steenburgen

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

NATIONAL ALZHEIMER'S DISEASE AWARENESS MONTH & NATIONAL CAREGIVER MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed November 2022 as National Alzheimer's Disease Awareness Month & National Caregiver Month in the City of Montrose. The proclamation was presented to Laird Landon, co-founder of the Caregiver Support Foundation.

SMALL BUSINESS SATURDAY PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed Saturday, November 26, 2022, as Small Business Saturday in the City of Montrose.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the October 31, 2022, special City Council meeting and the November 1, 2022, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the October 31, 2022, special City Council meeting and the November 1, 2022, regular City Council meeting as presented. All voted yes. Motion passed.

2023 BUDGET ADOPTION

Finance Director Shani Wittenberg reported that Ordinance 2599 is amended to correctly display two rows that were inadvertently hidden in the spreadsheet on the original ordinance. The corrections are highlighted on the Amended Ordinance. Ms. Wittenberg stated that the overall budget total of \$94,806,782.00 remains unchanged.

Amended Ordinance 2599 – Second Reading: City Council considered Amended Ordinance 2599 on second reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2023.

Resolution 2022-16: City Council considered Resolution 2022-16, adopting the 2023 Municipal Budget.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Amended Ordinance 2599 on second reading as presented. All voted yes. Motion passed.

A motion was made by J. David Reed, seconded by Doug Glaspell to adopt Resolution 2022-16 as presented. All voted yes. Motion passed.

ORDINANCE 2600 – SECOND READING

City Council considered Ordinance 2600 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning designation of the Eagle Ranch P.D. Filing 1, Amendment 3, Outlot 1 from "R-2" Low Density District to "R-3A" Medium High Density District.

Planner II William Reis reviewed the location of the 8.42 acres on the northeast corner of Oak Grove Road and 6700 Road. Mr. Reis reported that the existing lot contains two separate zoning designations which is not best practice, and Ordinance 2600 reconciles the issue. Mr. Reis reviewed rezone criteria and R-3A zoning designation, as well as Comprehensive Plan and Municipal Code provisions.

Mr. Reis recommended approval stating that the request meets rezone criteria, is in compliance with the Comprehensive Plan, is compatible with existing uses in the surrounding area, and corrects the split zoning on the lot. Mr. Reis stated that no written comments were received from the public.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2600 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2601 – FIRST READING

City Council considered Ordinance 2601 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of 820 6650 Road from "R-2," Low Density District to "R-5," Low Density/Manufactured Housing District. A hearing was held.

City Councilor Doug Glaspell recused himself from this agenda item because he lives next to the subject property. Mr. Glaspell left the City Council Chambers at 6:18 p.m.

Planning Manager Jace Hochwalt reviewed the location of the 1.1 acres and stated that the Planning Commission unanimously recommended approval of the rezone request on October 26. Mr. Hochwalt reported that the property is vacant and currently zoned R-2. The property owner is the applicant and is requesting the rezone for construction of a modular home on the site.

Mr. Hochwalt reviewed rezone criteria, the R-5 zoning designation, and Comprehensive Plan goals and objectives. Mr. Hochwalt recommended approval stating that the request meets rezone criteria, meets the intent of the R-5 district, is in compliance with the Comprehensive Plan, and is compatible with existing uses in the surrounding area.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to pass Ordinance 2601 on first reading as presented. All present voted yes. Motion passed.

Mr. Glaspell rejoined the meeting at 6:23 p.m.

HILLTOP NORTH ADDITION ANNEXATION

A hearing was held on the annexation of the Hilltop North Addition.

Planner II William Reis reviewed the annexation schedule and the location of the 10.01 acres adjacent to 6600 Road, north of the intersection with Locust Road. Mr. Reis stated that the property is within the City's Urban Growth Area, within the City of Montrose sewer service area, and within the Tri-County Water service area.

Mr. Reis reviewed the zoning of the surrounding area and stated that the applicant requested a zoning designation of R-4. The Planning commission recommended approval of the request with a 4-2 vote.

Mr. Reis stated that the property meets contiguity requirements for annexation, an annexation agreement was signed by the applicant, and an annexation impact report was filed with Montrose County.

Mr. Reis recommended approval of the annexation and R-4 zoning designation stating that the proposal is consistent with public health, safety, and welfare, City annexation policies, and the Comprehensive Plan.

Resolution 2022-17: City Council considered Resolution 2022-17, Findings of Fact for the Hilltop North Addition.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Resolution 2022-17 as presented. All voted yes. Motion passed.

Ordinance 2602 – First Reading: City Council considered Ordinance 2602 on first reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Hilltop North Addition.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to pass Ordinance 2602 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2603 – FIRST READING

City Council considered Ordinance 2603 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Hilltop North Addition as an "R-4", High Density District. A hearing was held.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by J. David Reed, to pass Ordinance 2603 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2604 – FIRST READING

City Council considered Ordinance 2604 on first reading, an Ordinance of the City of Montrose, Colorado, designating the Montrose Electric Light & Power Co., 44 S Grand Ave, Montrose, Colorado, as a City of Montrose Historic Property Pursuant to § 4-15 of the Official Code of the City of Montrose. A hearing was held.

Planner II William Reis reported that two historic property designation hearings are on the agenda for this meeting, and both buildings are on the same taxable parcel. Mr. Reis stated that the buildings were separate until connected in 1974 and each has a unique history.

Mr. Reis stated that the Montrose Electric Light & Power Co. meets the eligibility criteria for age, for association with events that made a significant contribution to history, and for distinctive characteristics of a type, period, method of construction, or artisan.

Mr. Reis reviewed the history and characteristics of the building and recommended approval of the historic property designation.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to pass Ordinance 2604 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2605 – FIRST READING

City Council considered Ordinance 2605 on first reading, an Ordinance of the City of Montrose, Colorado, designating the Montrose Radium Ore Sampler, 112 W Main St, Montrose, Colorado, as a City of Montrose Historic Property Pursuant to § 4-15 of the Official Code of the City of Montrose. A hearing was held.

Planner II William Reis reported that this building is located at the historic address of 112 W. Main Street, which is not the current address. Mr. Reis stated that the building meets age criteria, is associated with the industrial history of Montrose, and was reportedly the only radium ore sampler in the world at the time. Mr. Reis said it is alleged that some of the ore processed at the sampler was used by Marie Curie.

Mr. Reis reviewed the history and characteristics of the building, and recommended approval of the historic property designation.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to pass Ordinance 2605 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg provided a sales, use, and excise tax report for September 2022. Ms. Wittenberg reported that total sales and use tax collections were up 11.8 percent as compared to September of 2021 with a positive budget variance of 29.8 percent. Year-to-date collections were up 11.7 percent with a positive budget variance of 30.1 percent.

Third Quarter Budget Review: Finance Director Shani Wittenberg reported that a complete report is included in the meeting packet. Ms. Wittenberg stated that with three quarters of the year completed, revenues have been collected as anticipated and expenditures are also on track. Ms. Wittenberg stated that she had no issues or red flags to report.

YOUTH CITY COUNCIL COMMENTS

Youth City Council Representative Ciana Beller reported that the Youth City Council is organizing a Rock the Rec event and planning visits to local nursing homes. Ms. Beller stated three Youth Councilors attended the Image Summit in Brighton which focused on leadership skills, innovative thinking, collaboration, and problem solving.

CITY COUNCIL COMMENTS

No comments were provided.

STAFF COMMENTS

Police Chief Blaine Hall commended Commander Matt Smith for earning a Master of Science degree in industrial organizational psychology. City Council and staff congratulated Commander Smith.

MOTION TO ADJOURN

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

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk



Historic Preservation Commission Application

Date: October 18, 2022

Commission Eligibility:

Please check any of the following:

- ☒ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☐ I make my primary residence within the City of Montrose

Personal Information:

Name: Catherine Stroh

Primary Residence Address: 64669 Ranger Rd

City: Montrose State: CO Zip: 81403

Phone: 720-480-6297

E-mail Address: catherine@cohf.org

Primary Employer: Colorado Historical Foundation

Length of Employment: 4 yrs

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?
No

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

Master Degree, Nonprofit Management, Regis University

Bachelor of Fine Art, CU Boulder

CATHERINE S. STROH

catherine@cohf.org

EXECUTIVE DIRECTOR of two charitable nonprofit organizations: the Colorado Historical Foundation and the CHF Revolving Loan Fund. Stroh oversees the Foundation's four core programs: preservation services, conservation easements, endowments and custodial funds, as well as a revolving loan fund utilized for historic preservation. **DECEMBER 2018 - PRESENT**

QUALIFICATIONS

- Nonprofit & organizational management
- Accounting and financial acumen
- Partnering with stakeholder organizations
- Historic real estate finance training
- Managing staff & volunteers
- Public speaking
- Strategic planning and implementation
- Marketing, promotion and reporting

PAST PROFESSIONAL EXPERIENCE

NOVEMBER 2012 – NOVEMBER 2018

EXECUTIVE VICE PRESIDENT & CEO, AIA COLORADO

- ✓ Lead a statewide nonprofit organization of 2,400 architect and industry members
- ✓ Executive officer on the board of directors
- ✓ Strategic planning and budgeting (\$2.25 million budget and reserves)
- ✓ Hired and managed staff, consultants; volunteer management
- ✓ Government relations, policy analysis, public testimony, and grassroots advocacy
- ✓ Public awareness to promote architects, architecture, and the power of design
- ✓ Developed and produced annual conferences for 600+ attendees
- ✓ Merged five organizations into one; touted as model consolidation by AIA National
- ✓ Architectural Education Foundation, AIA Colorado Trustee
- ✓ Managed two Colorado political fundraising committees
- ✓ Managed a State Historical Fund educational grant to capture architects' oral histories
- ✓ President of the Council of Architectural Component Executives, a nationwide network of AIA chapter executives and staff
- ✓ American Institute of Architects Strategic Councilor – a national advisory council to AIA

DECEMBER 2009 – NOVEMBER 2012

MARKETING & COMMUNICATIONS MANAGER, RED ROCKS COUNTRY CLUB

- ✓ Board meeting administration and reports
- ✓ Advised board on messaging and communications for capital campaign
- ✓ Promoted and helped organize art show featuring Lariat Loop Scenic Byway artists
- ✓ Overhauled the website to incorporate member database, allowing for online reservations, and tracking member activities and interests
- ✓ Authored, edited and designed internal and external communications, including website, newsletters, event promotions, press releases.
- ✓ Extensive interpersonal communication with staff and members of diverse positions and backgrounds to extract information, motivate article contributors, and meet deadlines

FEBRUARY 2009 – DECEMBER 2009

COMMUNICATIONS DIRECTOR, BUSINESS HEALTH FORUM

- ✓ Educated audience of Colorado business and foundation leaders on rapidly evolving complex healthcare policy issues, including original adoption of Colorado's Hospital Provider Fee
- ✓ Wrote content, responded to media, developed presentation slides and scripts
- ✓ Grant writing and reporting
- ✓ Contributed to strategic plan, operating plan, and budgeting

Originally founded to engage business leaders in finding solutions for providing Coloradans affordable healthcare access, the organization sunsetted when the issue became a highly politicized presidential priority. Recruited to next job by a board member.

MARCH 2002 – FEBRUARY 2009

OPERATIONS MANAGER, ROCKY MOUNTAIN INSURANCE INFORMATION ASSOCIATION

- ✓ Board of Directors administration
- ✓ Wrote and presented the organization's first formal board orientation
- ✓ Accounting and budgeting
- ✓ Program planning, sponsor and allied member recruitment
- ✓ Collaborated with state and local agencies on natural disaster prevention and response initiatives, and with the Colorado Department of Transportation and other stakeholders on traffic-safety awareness campaigns
- ✓ Media relations
- ✓ Communicated frequently with consumers, reporters, legislators, lobbyists, public affairs specialists and corporate executives
- ✓ Website - designed and developed content to educate consumers on complex auto, home and business insurance issues

1995-2002

VARIOUS POSITIONS, ADVERTISING & COMMERCIAL PRINTING

Mostly small businesses with multiple duties, including budgeting and daily operations, design, commercial printing, art direction, writing and business development. Co-founding principal and art director at Limelight Advertising

EDUCATION

MASTER OF NONPROFIT MANAGEMENT, REGIS UNIVERSITY, DENVER

BACHELOR OF FINE ART, U. COLORADO, BOULDER



Historic Preservation Commission Application

Date: 10/25/2022

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ☐ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Darlene Mora

Primary Residence Address: 121 North 9th Street

City: Montrose State: CO Zip: 81401

Phone: 970-596-0064

E-mail Address: moradarlene@gmail.com

Primary Employer: Tri-County Health Network

Length of Employment: 8.5 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

No

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

Received my education in Montrose and received Bachelors in Applied Science from Colorado Mesa University.

Was Deputy Sheriff for Montrose County for 12 plus years.

Relevant experience related to historic preservation:

Have been involved with historical site of Montrose Morada, including Tortilla Flats (TF) neighborhood along with photo voice project put on by Hispanic Affairs Program and City of Montrose.

Provide a brief explanation of your interest in historic preservation:

Interested in preserving historical sites and learning more about the process.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Darlene Mora, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Darlene Mora

Signature of applicant

10/25/2022

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

1

Name	Type of License	Account Number			
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? Yes ☐ No ☒					
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state): a. Been denied an alcohol beverage license? ☐ ☒ b. Had an alcohol beverage license suspended or revoked? ☐ ☒ c. Had interest in another entity that had an alcohol beverage license suspended or revoked? ☐ ☒ If you answered yes to 8a, b or c, explain in detail on a separate sheet.					
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail. ☐ ☒					
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ☐ ☒ Waiver by local ordinance? ☐ ☐ or Other: _____					
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ ☒					
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ ☒					
13. a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016? ☐ ☐ b. Are you a Colorado resident? ☐ ☐					
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee. ☐ ☒					
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement? ☒ ☐ ☒ Ownership ☒ Lease ☐ Other (Explain in Detail) <u>Young Construction Services & Home Comforts & Vitamins</u> a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:40%;">Landlord <u>Young Construction Services & Home Comforts</u></td> <td style="width:40%;">Tenant <u>The Temple LLC</u></td> <td style="width:20%;">Expires <u>10/20/2023</u></td> </tr> </table>			Landlord <u>Young Construction Services & Home Comforts</u>	Tenant <u>The Temple LLC</u>	Expires <u>10/20/2023</u>
Landlord <u>Young Construction Services & Home Comforts</u>	Tenant <u>The Temple LLC</u>	Expires <u>10/20/2023</u>			
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. ☐ ☒					
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".					
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.					
Last Name <u>Young</u>	First Name <u>Jerrod</u>	Date of Birth ____ FEIN or SSN ____ Interest/Percentage <u>50%</u>			
Last Name <u>Combs</u>	First Name <u>Crystal</u>	Date of Birth ____ FEIN or SSN ____ Interest/Percentage <u>50%</u>			
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.					
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: ☐ ☒ Has a local ordinance or resolution authorizing optional premises been adopted? ☐ ☒ Number of additional Optional Premise areas requested. (See license fee chart) _____					
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.					

Name	Type of License	Account Number		
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following: a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? ☐ Yes ☐ No If "yes" a copy of license must be attached.				
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation Yes No a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? ☐ Yes ☐ No b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? ☐ Yes ☐ No c. How long has the club been incorporated? d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? ☐ Yes ☐ No				
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following: a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) ☐ Yes ☐ No				
22. Campus Liquor Complex applicants answer the following: a. Is the applicant an institution of higher education? ☐ Yes ☐ No b. Is the applicant a person who contracts with the institution of higher education to provide food services? ☐ Yes ☐ No If "yes" please provide a copy of the contract with the institution of higher education to provide food services.				
23. For all on-premises applicants. a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager <i>Combs</i>		First Name of Manager <i>Crystal</i>		
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Yes No ☐ Yes ☒ No				
25. Related Facility - Campus Liquor Complex applicants answer the following: ☐ Yes ☒ No a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex. b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager		First Name of Manager		
26. Tax Information. Yes No a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No				
27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.				
Name	Home Address, City & State	DOB	Position	%Owned
<i>Terrad Young</i>	<i>14090 61-00 Rd Montrose CO 81403</i>		<i>Owner/Member</i>	<i>50</i>
Name	Home Address, City & State	DOB	Position	%Owned
<i>Crystal Combs</i>	<i>14090 61-00 Rd Montrose CO 81403</i>		<i>Officer, Director, Manager</i>	<i>50</i>
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned

Name	Type of License	Account Number								
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.										
Oath Of Applicant I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.										
Authorized Signature <i>[Signature]</i>	Printed Name and Title <i>Crystal Cornbr owner</i>	Date <i>10/27/22</i>								
Report and Approval of Local Licensing Authority (City/County)										
Date application filed with local authority <i>November 1, 2022</i>	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) <i>December 6, 2022</i>									
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been: ☒ Fingerprinted ☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license (Check One) ☐ Date of inspection or anticipated date _____ ☒ Will conduct inspection upon approval of state licensing authority										
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? ☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Yes</td> <td style="width: 50%;">No</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	Yes	No	☐	☒	☐	☒	☐	☒
Yes	No									
☐	☒									
☐	☒									
☐	☒									
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.										
Local Licensing Authority for		Telephone Number ☐ Town, City ☐ County								
Signature	Print	Title								
Signature	Print	Title								
		Date								

ORDINANCE NO. 2606

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING ORDINANCE NO. 2567 WHICH APPROPRIATED FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2022; SAID EXPENDITURES OF THE CITY OF MONTROSE OVER AND ABOVE THOSE ANTICIPATED AT THE TIME OF THE ADOPTION OF THE ORIGINAL BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022.

WHEREAS these additional appropriations are deemed necessary for the public health, peace, or safety of the city's residents.

WHEREAS the funds below have either additional revenues or fund balance to cover these additional expenses.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AS FOLLOWS:

Section 1: The amounts appropriated for the following funds by Section 1 of Ordinance No. 2567 are hereby amended to read according to the column entitled "Final Budget", below:

Fund #	Fund Name	Original Budget Ordinance 2567	Final Budget Ordinance 2606
100	GENERAL FUND	\$ 28,205,371	\$ 31,938,988
150	PUBLIC SAFETY FUND	\$ 15,322,331	\$ 15,705,834
220	DOWNTOWN IMPROVEMENT FUND	\$ -	\$ 106,138
225	PUBLIC/EDUCATION/GOVERNMENT FUND	\$ 39,305	\$ 88,557
260	MONTROSE URBAN RENEWAL AUTHORITY	\$ 440,000	\$ 1,845,000
420	CEMETERY PERPETUAL CARE FUND	\$ 500	\$ 1,500
440	SPECIAL IMPROVMENTS REVOLVING	\$ 500	\$ 1,200
580	BLACK CANYON GOLF COURSE	\$ 1,465,114	\$ 1,480,000

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on first reading on Tuesday, the 6th day of December 2022, at the hour of 6:00 p.m. in the City Council Chambers at 107 S. Cascade.

INTRODUCED, READ, and PASSED on first reading this 6th day of December 2022.

Dave Frank, Mayor

Attest:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading this 20th day of December 2022.

Dave Frank, Mayor

Attest:

Lisa DelPiccolo, City Clerk

Backup for Ordinance # 2606 which appropriates additional funds and supplements the original appropriating Ordinance # 2567

A supplemental budget is necessary to appropriate funds for projects, grants, and other unanticipated expenditures that occurred during the fiscal year which are deemed necessary for the public health, peace or safety of the city's residents.

City Council 12/06/2022

Fund #	Fund Name	Original Budget Ordinance 2567	Final Budget Ordinance 2606	Difference	Funded by Grants or other sources	Explanation
100	GENERAL FUND	\$ 28,205,371	\$ 31,938,988	\$ 3,733,617	\$ 1,216,000	Real Property purchases; Economic Incentives; Historic Grant; Signal replacement Main and Nevada; Disposal fees for Street Cleaning
150	PUBLIC SAFETY FUND	\$ 15,322,331	\$ 15,705,834	\$ 383,503	\$ -	Complete the Public Safety Construction
220	DOWNTOWN IMPROVEMENT FUND	\$ -	\$ 106,138	\$ 106,138	\$ -	Façade Improvement Grants
225	PUBLIC/EDUCATION/GOVERNMENT FUND	\$ 39,305	\$ 88,557	\$ 49,252	\$ -	Equipment infrastructure improvements in City Council Chambers
260	MONTROSE URBAN RENEWAL AUTHORITY	\$ 440,000	\$ 1,845,000	\$ 1,405,000	\$ -	Incentives for Horizontal Improvements such as water, sewer, storm sewer, sidewalks for CO Yurt, MURA Phase II and Marriott Hotel
420	CEMETERY PERPETUAL CARE FUND	\$ 500	\$ 1,500	\$ 1,000	\$ -	Interest Earned transfer to General Fund
440	SPECIAL IMPROVMENTS REVOLVING	\$ 500	\$ 1,200	\$ 700	\$ -	Treasurer's fees for collection of Riverwood SID
580	BLACK CANYON GOLF COURSE	\$ 1,465,114	\$ 1,480,000	\$ 14,886	\$ -	Increased cost of supplies due to supply chain and inflation

MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: November 9, 2022
RE: Easement Vacation at 1330 North Townsend Avenue

Action

Consider vacating a public utility easement across property at 1330 North Townsend Avenue where being exchanged for a new easement along the eastern property boundary.

Background

The City of Montrose will be replacing, relocating, and upsizing an existing waterline running north from San Juan Avenue towards the Montrose Regional Airport in 2023. A portion of this existing line runs through the center of a drywall supply yard located at 1330 North Townsend and as shown in the attached Figure 1. As shown in this figure, several buildings have encroached near the existing waterline making replacement within the existing location/easement challenging to perform. Furthermore, the line's location within the center of the yard also encumbers the lot for future redevelopment or expansion. As a remedy to these issues, the City proposes to construct the new waterline along the eastern property boundary within a new 20 foot utility easement. Upon completion of the new line, the existing line and associated easement through the center of the lot would be abandoned and vacated (see Figure 1).

Because the easement is a property interest held by the City, its vacation requires council action through ordinance. The anticipated sequence of events for the easement "swap" are as follows:

1. Council consideration of easement vacation ordinance
2. Property owner dedication of new easement
3. Construction of new waterline and placement into service
4. Abandonment of old waterline and recordation of council ordinance to vacate easement

Project Financials

Relocation of the waterline to the eastern property boundary is considered mutually beneficial for both parties and the new easement is approximately equal in area to the existing easement to be vacated. As a result, no compensation is proposed for the easement swap.

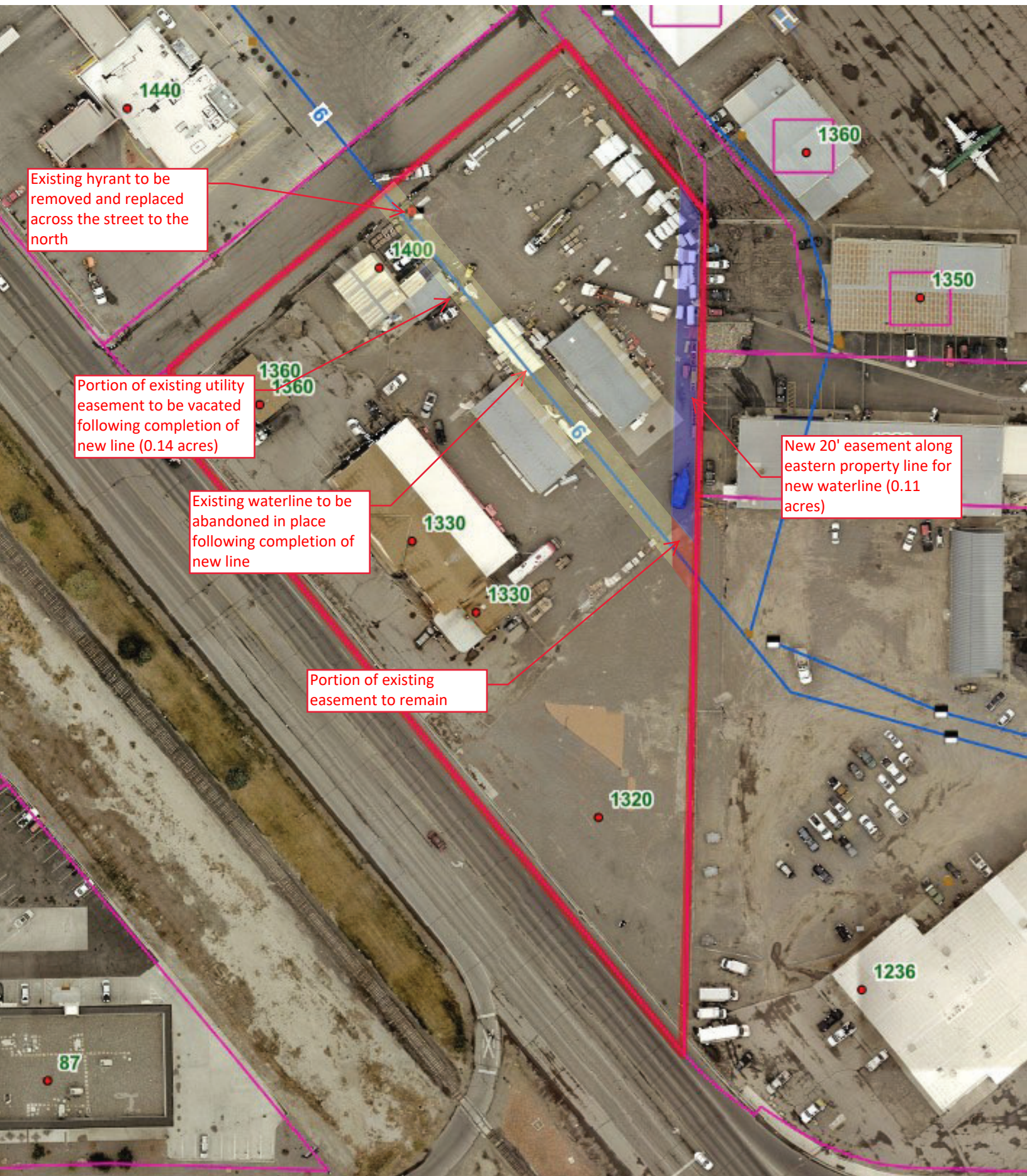


FIGURE 1: SITE MAP

ORDINANCE NO. 2607

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, VACATING A PORTION OF A PUBLIC UTILITY EASEMENT

WHEREAS, a water pipeline easement exists on property described in Exhibit “A”, in the City of Montrose, County of Montrose, and State of Colorado, as granted to the City in the deed recorded on January 22, 1981, under Reception No. 494024 (Book 697, Page 44), in the records of the Montrose County Clerk and Recorder; and

WHEREAS, it is the City’s intention to vacate a portion of said easement at this time, in consideration of the City’s receipt of a Deed of Easement allowing relocation of public utilities to a more convenient and beneficial position on the burdened parcel(s).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that the portion of the easement as more particularly described and depicted on the attached Exhibit “A”, is hereby released and vacated.

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

INTRODUCED, READ and PASSED on first reading this 6th day of December, 2022.

David Frank, Mayor

ATTEST:

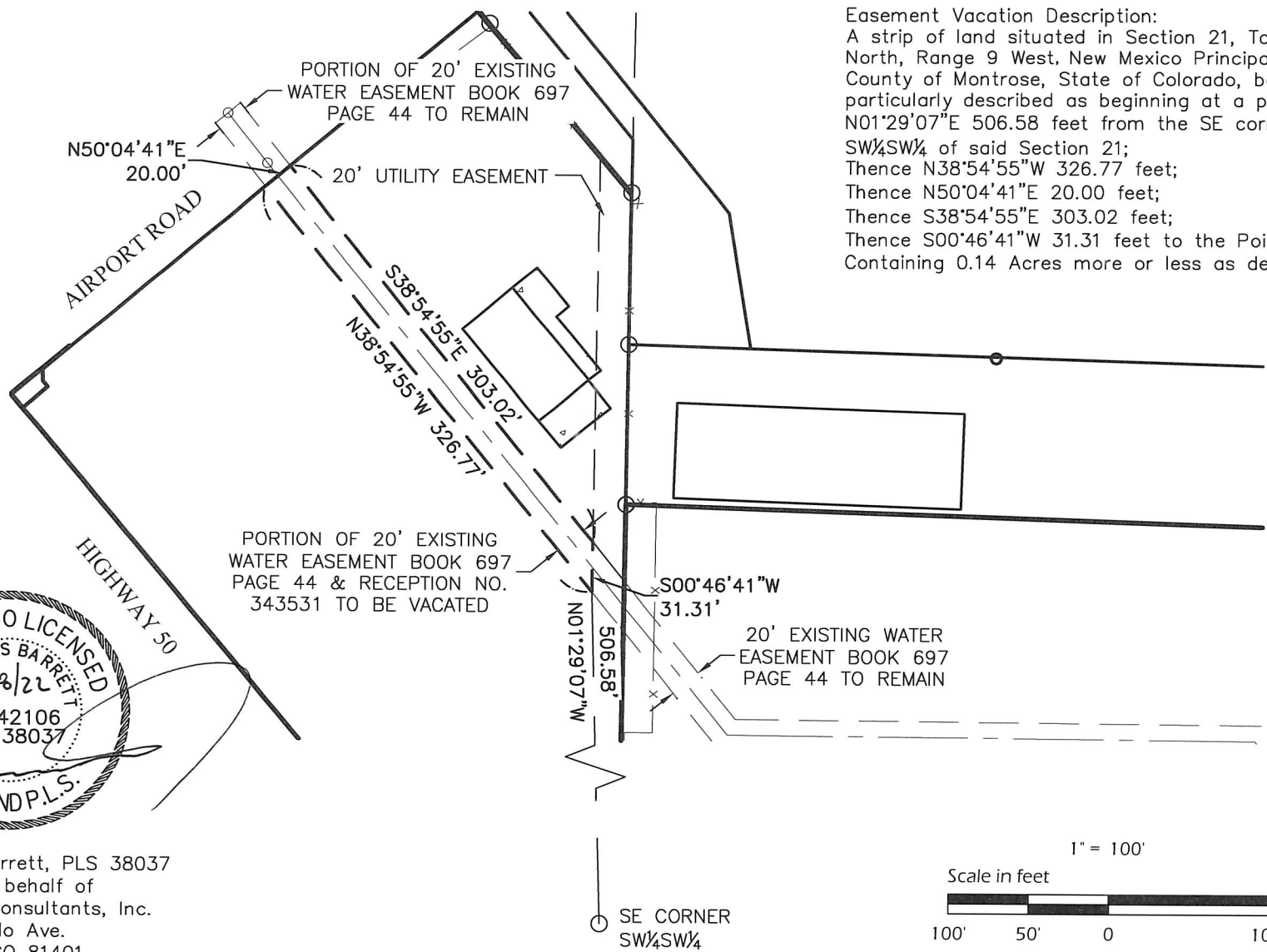
Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 20th day of December, 2022

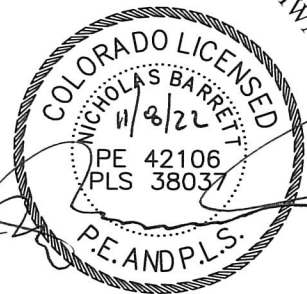
David Frank, Mayor

ATTEST:

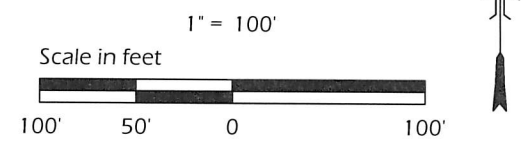
Lisa DelPiccolo, City Clerk



Easement Vacation Description:
 A strip of land situated in Section 21, 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 N01°29'07"E 506.58 feet from the SE corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21;
 Thence N38°54'55"W 326.77 feet;
 Thence N50°04'41"E 20.00 feet;
 Thence S38°54'55"E 303.02 feet;
 Thence S00°46'41"W 31.31 feet to the Point of Beginning.
 Containing 0.14 Acres more or less as described.



Nicholas Barrett, PLS 38037
 for and on behalf of
 Del-Mont Consultants, Inc.
 125 Colorado Ave.
 Montrose, CO 81401



DMC DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 • (970) 249-2342 FAX www.del-mont.com • service@del-mont.com		CITY OF MONTROSE EASEMENT VACATION EXHIBIT A		D.M. JOB NO. 21183
DESIGNED BY: DCC	SCALE: AS NOTED			DATE ISSUED: 2022-11-02
CHECKED BY: NEB	FILE NAME: 21183V_EXHIBIT_VACATE			SHEET: 1 of 1

MONTROSE, CO

C.O.M.

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is made this ____ day of _____, 20____, by the CITY OF MONTROSE, a Colorado home rule municipal corporation, whose mailing address is P.O. Box 790, Montrose, Colorado 81402-0790, its successors and assigns (hereinafter referred to as “City”).

WHEREAS, by deed recorded on January 22, 1981, under Reception No. 494024 (Book 697, Page 44) in the records of the Montrose County Clerk and Recorder, a water pipeline easement in, over, across, through and under certain lands described therein was conveyed to the City (hereinafter referred to as the “Easement”); and

WHEREAS, the City has determined it would be beneficial to relocate the utilities in a portion of the Easement to a new easement, necessitating the release of a portion of the Easement described hereinbelow in Exhibit “A”; and

WHEREAS, the City Council has adopted Ordinance 2607, authorizing this Release of Easement per the City’s Charter and Municipal Code.

NOW THEREFORE, the City hereby releases, vacates title to, and relinquishes any and all interest in and to the following described real property situate in the City of Montrose, County of Montrose, State of Colorado:

A portion of the Easement described on **EXHIBIT “A”**, attached hereto and incorporated herein by this reference.

EXECUTED, signed and effective as of the date first above noted.

CITY OF MONTROSE

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk

{SEAL}

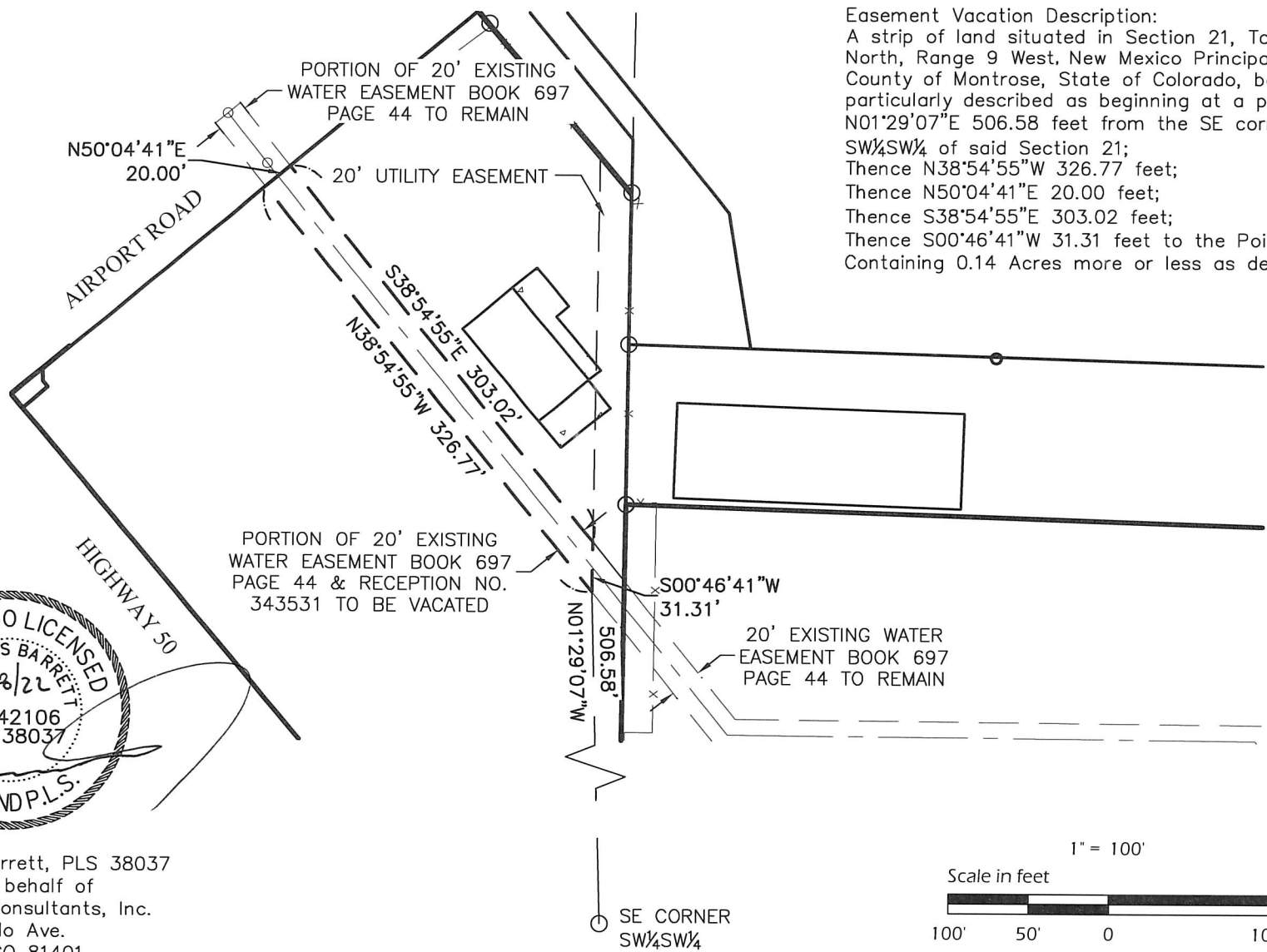
STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by **David Frank**, Mayor of the City of Montrose.

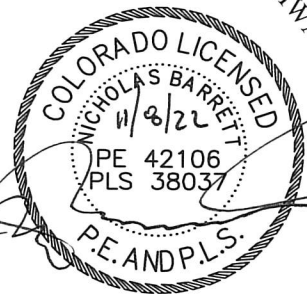
Witness my hand and official seal.
My commission expires: _____

{SEAL}

Notary



Easement Vacation Description:
 A strip of land situated in Section 21, 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 N01°29'07"E 506.58 feet from the SE corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21;
 Thence N38°54'55"W 326.77 feet;
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 Thence S00°46'41"W 31.31 feet to the Point of Beginning.
 Containing 0.14 Acres more or less as described.



Nicholas Barrett, PLS 38037
 for and on behalf of
 Del-Mont Consultants, Inc.
 125 Colorado Ave.
 Montrose, CO 81401

DMC DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 • (970) 249-2342 FAX www.del-mont.com • service@del-mont.com		CITY OF MONTROSE EASEMENT VACATION EXHIBIT A		D.M. JOB NO. 21183
DESIGNED BY: DCC	SCALE: AS NOTED			DATE ISSUED: 2022-11-02
CHECKED BY: NEB	FILE NAME: 21183V_EXHIBIT_VACATE			SHEET: 1 of 1
MONTROSE, CO		C.O.M.		

ORDINANCE NO. 2608

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING TITLE 3 CHAPTER 1 SECTION(S) 6 AND 7 CORRECTING A CODIFICATION ERROR

WHEREAS, the Official Code of the City of Montrose, Colorado is reviewed from time-to-time at the City Council's request for purposes of making corrections or updates; and

WHEREAS, said Code contains an error whereby a certain subsection was codified in an incorrect location.

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

The following Sections of Title 3 Chapter 1 of the Official Code of the City of Montrose, Colorado are hereby amended to read in full as follows:

Section 1:

Section 3-1-6 (F) (Collection charges for scheduled collection) shall be added as follows:

(F) Annually, effective April 1 of each year, the rates set forth in the City's current fee schedule will automatically be adjusted by an amount not to exceed the annual change in the Western Region Consumer Price Index (<http://www.bls.gov/ro9/cpiwest.htm>) as of January 1 of each year. Such change must be ratified by the City Council.

Section 2:

Section 3-1-7 (F) (Remedies for nonpayment) shall be repealed.

Section 3:

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

Section 4:

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

Section 5:

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

Section 6:

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

Section 7:

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

Section 8:

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

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

INTRODUCED, READ and PASSED on first reading this 6th day of December, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 20th day of December, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: December 6, 2022
RE: Disconnection from City Limits of 67365 Sunshine Rd
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Letter of Request

City Council Consideration:

This request is to allow a property that is currently within the Montrose City limits to revert back to being outside of the City limits. This process is known as a disconnection or de-annexation from the City limits of Montrose. The property is located at 67365 Sunshine Rd (Exhibit A) and is approximately 25.82 acres in size. The property is owned by Garry and Diann Fulks.

Background:

The City recently received a request from Garry and Diann Fulks requesting that this property be disconnected from the City limits of Montrose. In this letter, the property owners explain the reasons for the request. This property is located at the eastern edge of City limits, and is currently being served by Tri-County water and a septic system. The property was annexed into the Montrose City limits in 2008 as part of the Amerdev Addition.

Process:

The ordinance provided in this packet is the City of Montrose's procedure for processing such a request. This procedure requires the adoption of an ordinance if City Council approved that the best interests of the City will not be negatively affected by the disconnection from the City limits.

Recommendation:

City staff is recommending approval of the request for disconnection from City limits.



EXHIBIT A: Maps



Garry and Diann Fulks are requesting to de-annex from the city of Montrose and go back to farm and ranch status with the county. The property know as 67365 Sunshine road (26 acres with 12 shares of ditch water) has historically been in agricultural usage and was annex to the city by the previous owner years back for the purpose of subdividing. I bought the property from him with no subdivision initiatives forthcoming. I built a home and shop to accommodate my desire to keep this property as a mini ranch / farm. I have invested extensively in this endeavor. I have no desire to keep this property as R zoning or any other zoning in the city for any reason. It's "best use" as a mini ranch/farm which is the dominate area usage.

I will offer a number of reasons below for this de-annexation of 67365 Sunshine Road from the City zoning back to the county regulated.

1. This property is not suited for anything other than agricultural, it has elevation and drainage issues for other endeavors. I built on the only desirable home location. The balance is dry graze.
2. The city and Brown's Ranch sewer and water infrastructure future plat map is to the east (a quarter of a mile) and would not be practical or feasible to extend to my property. Elevation issues and financial issues would prohibit. My property and undeveloped Browns Ranch property have a natural ridgeline between separating usage. No road ingress would be practical.
3. All the ingress/egress major utility lines to the existing city water tank (just south) are intact along sunshine and are under easements for construction and maintenance. There is no practical need to extend any city services on Sunshine road past Browns Ranch going south.
4. There is no sewer line extension serving any property south of Brown's Ranch on Sunshine Road and the likely hood of such would be limited to the 50 acre partial to the north of me(just south of Brown's Ranch) "if", that ever becomes viable. It is my understanding that all sewer taps available at present capacity in this area belong to Brown's ranch. Any further development would require a sewer system build. I also understand if such development happened the utilities would follow Browns ranch plat and elevations, not south on Sunshine Road.
5. All the properties adjacent to me on Sunshine Rd. as well as south are rural and county regulated. The property across Sunshine Road belongs to a contractor that is well fitted with construction equipment large and small, trucks comings and goings as needed. I have no issue with his activity as I am an owner of several large and small pieces of equipment and trucks as well. I am and will be out of compliance of R zoning. At present I have a loader, skid steer, trucks numerous trailers, multiple units of attachments, and multiple vehicles on and off the property. Kuboske construction LLC, (my closest neighbor; mini ranch and construction company) nor any of my other neighbors want to be in the city. The proposition of my property being in the city is out of place per usage, compatibility, and compliance.
6. The city road staff does not plow the road past Brown's Ranch in the winter. That is not an issue to me because at the end of the city limits there is no place that a trucks can turn around safely. I have no issue with snow plowing the county does a fine job.
7. My grandchildren and I have a target area set up for shooting small arms (.22 rim fire) which I find out is out of compliance. Several of my neighbors have similar ranges including shot gun trap, steel target, etc.. My range is safe, and does not hinder any other resident. The nearest neighbor to my range is three quarters a mile to the north. We wish only occasionally to enjoy the activity and not worry about city ordinances.

8. The cities' water tank to my immediate south was built some years back with dirt, gravel ingress/egress drive ways on to Sunshine. None of these driveways are paved or concreted. When I built my house I was informed I needed to pave or concrete from Sunshine to my garage which is some 300' long. After back and forth about this city inspection agreed I only had to pave part of my drive way from Sunshine Road. This is an imposition per cost and function. After bringing up cities' lack of pavement with planning it seems the city will have pavement in their budget this year for cities' tank. I could care less and obviously my neighbors do not care. It seems to me a waste of tax dollars after many years ignoring not paving or concreting cities' tank drive ways. I have not paved or concreted any portion of my drive way as of yet resulting in "not delivering" a certificate of occupancy, for my new home, as hostage I suppose. My driveway has been in existence since the 70's! My drive way was brought up to standards that are safe and functional. The dilemma: no city services due city residences verse city requirements. This argument fell on deaf ears with city staff by the way.
9. I see on the GIS there are numerous spot exemptions from the city's annexations, most I suppose were existing properties that owners' did not want to be part of the city. There seems to me no reason I should suffer the burden of being the only property in the city in a county setting. The R zonings it seems to me are designed for lots in subdivisions. 67365 Sunshine Road is not in a subdivision. The cities' zoning for "residential districts" states in section 4-4-4 and I quote: "to protect value; and to encourage the appropriate use of such land". Value and appropriate use is certainly what I desire.
10. The previous owner had visions of developing this property hence, the annexation some years past involving the cities' water tank property. Timing and the \$\$\$\$ needed far exceeded his capability. ~~His fifty-acre partial, just south of Brown's Ranch has been on the market for over a~~ year and half with no subdivides in sight. Doesn't seem as though subdividing is so hot or feasible in this area. I have owned my property for two plus years and finding the city zoning is a burden and defiantly not in the best interest or value for our family.
11. The cities' three million gallon water tank is just south (best neighbor I ever had) with drainage that dumps over flows on to my property. I tried cordially, with numerous e-mails, and then legally to get the city to recognize this as an issue. The city's legal department's answer, as stated, is to ignore any responsibility due to "immunity of responsibility" on cities' behalf. I have no problems with the overflow, hoping there was an agreeable fix to an infrequent problem. NOT the case it seems. This is ongoing and is extremely unbecoming on the city's part to this property owner. The tank drainage cuts through my property being a potential problem for city and zoning, but, not so much for ranch or farm usage.

I see no benefit for the city to retain this property in the city. There is no city services forthcoming or existing. The value for my family will be higher as a mini ranch for any potential buyer down the road. I see no encumbrances for future development in the area if my property is a mini ranch, horse property, in fact I see it as a value add to future development if or when development may occur. The property is absolutely more valuable, marketable, and desirable as county property. If a future owner would want to reapply for any reason I would think that could occur.

This is a cost effective answer for both the city and I to circumnavigate any encumbrances unforeseen and potential.

Sincerely, Garry and Diann Fulk



ORDINANCE NO. 2609

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DISCONNECTING PROPERTY AT 67365 SUNSHINE ROAD FROM THE CITY.

WHEREAS, the City of Montrose, Colorado, (the “City”), is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution; and

WHEREAS, property owners, holding ownership of property described below within the limits of the City, submitted a formal request to be removed from the City’s jurisdiction; and

WHEREAS, this request for disconnection presents unique circumstances where the property is not on the City’s water or sewer services, and disconnection of this property will have no material long term adverse effects on the City; and

WHEREAS, City Council finds it in the best interest of the City that this property be disconnected from the jurisdiction of the City of Montrose.

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

Section 1:

The following described property situated in Montrose County, Colorado, is hereby disconnected from the City:

Summers Intra-Family Subdivision, Less and Except Deed Recorded at Reception No. 823009.

County of Montrose, State of Colorado;

also known by street and number as: 67365 Sunshine Road, Montrose, Colorado 81401.

Section 2:

The City Clerk is hereby directed to record this ordinance in the Montrose County Records and file copies thereof, with Colorado’s Department of Revenue and Department of Local Affairs, and provide copies to appropriate local entities and utilities.

Section 3:

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

Section 4:

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

Section 5:

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

Section 6:

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

Section 7:

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

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

INTRODUCED, READ and PASSED on first reading this 6th day of December, 2022.

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 20th day of December, 2022.

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: Jace Hochwalt, Planning Manager
DATE: December 6, 2022
RE: RZ22-0090 Vargas Property Rezone
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Photos of Project Area
- Exhibit C: Zoning Code Excerpt

City Council Consideration:

City Council is considering approval of the rezone of the Vargas property located at 820 6650 Road. City Council will consider all of the information in this memo in making a decision.

Applicant: Rodolfo Vargas Perez

Application Background:

The proposal is to rezone the Vargas property from “R-2” Low Density District to “R-5” Low Density/Manufactured Housing District for future development of a modular home on the site. The property totals approximately 1.1 acres in size and is located at 820 6650 Road. The Planning Commission heard this item at their October 26, 2022 meeting and voted to recommend approval with a vote of 6-0.

Proposed Zoning: “R-5” Low Density/Manufactured Housing District



Staff Analysis:

1. Municipal Code, Section, 4-4-29(A), Rezoning.
“Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - a) The amendment is not adverse to the public health, safety and welfare; and
 - b) The amendment is in substantial conformity with the master plan or,
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.”
2. City Council should consider the merits of the proposed rezone only and make a decision based on whether it should be rezoned to “R-5” Low Density/Manufactured Housing District. The current zoning is “R-2” Low Density District.
 - Zoning Regulations. The "R-5" Low Density/Manufactured Housing District is intended to provide a quiet, medium-density development for single-family residences and duplexes. Manufactured housing meeting the performance standards of Subsection (D) of Section 4-4-8.1 is allowed. These performance standards are outlined in Exhibit C. The R-5 district provides for other uses which are compatible with the intent of the R-5 zone district (Section 4-4-8.1).
 - Exhibit C includes an excerpt from the Municipal Code showing uses by right in the "R-5" Medium Density/Manufactured Housing District.
3. This property is adjacent to properties that are zoned “R-6” Medium Density/Manufactured Housing to the south, and agricultural to the north, east, and west (outside City limits, zoned within unincorporated Montrose County).
4. General Conformance with the Comprehensive Plan:
 - The Comprehensive Plan Future Land Use Map (Chapter 5) designates this area as Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes).
 - Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites.
 - Goal HN (Housing & Neighborhoods) 1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.



- a) Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - b) Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
 - Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - a) Objective 2.1: Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
 - Staff finds that the proposed zoning meets numerous goals and objectives of the Comprehensive Plan.
5. The “R-5” zoning does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements, zoning in the surrounding area, and the Comprehensive Plan.

Staff Recommendation:

Staff finds that the rezone criteria has been met; it is in compliance with the Comprehensive Plan; it is compatible with existing uses in the surrounding area; and therefore, recommends approval of the "R-5" Low Density/Manufactured Housing District.

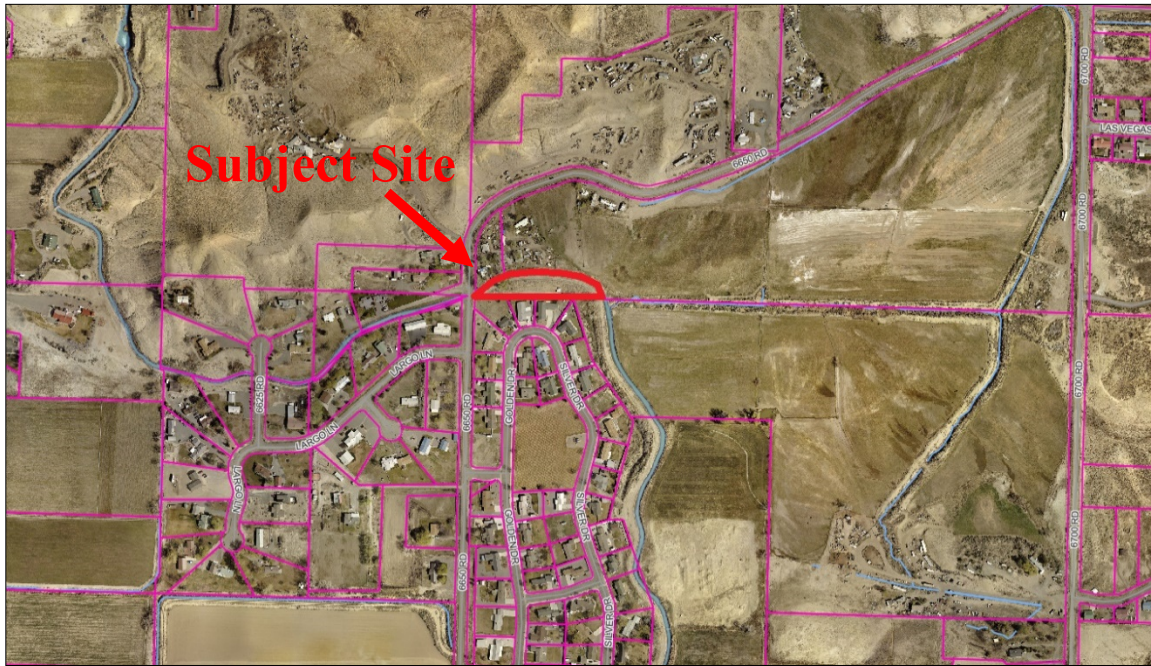
City Council Options:

1. Accept the Planning Commission recommendation and approve the rezone.
2. Deny the request for a rezone and schedule a de novo hearing. The hearing date should be established in consultation with the City Attorney.



EXHIBIT A: Maps

Vicinity Map (Zoomed In)



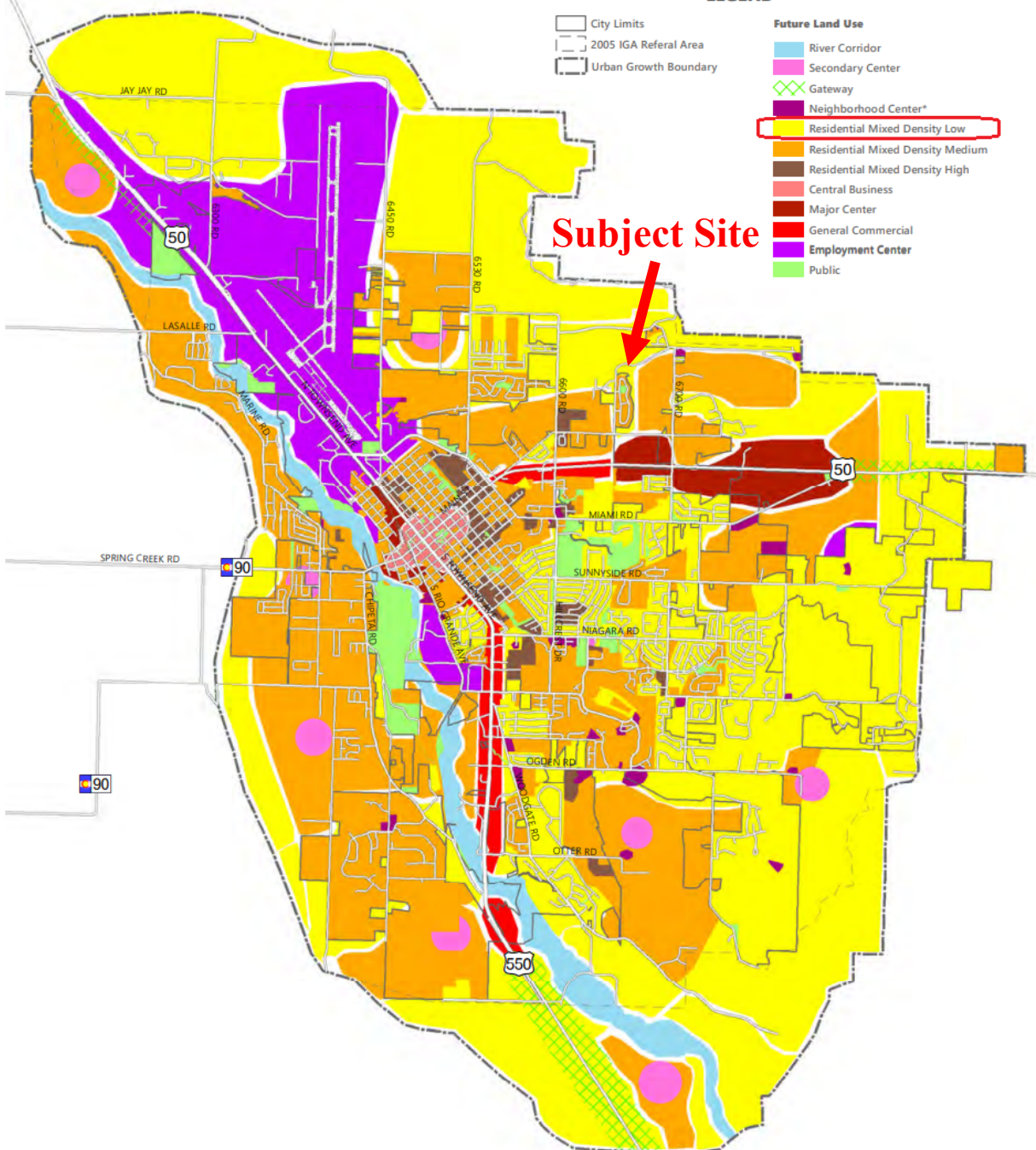
Vicinity Map (Zoomed Out)



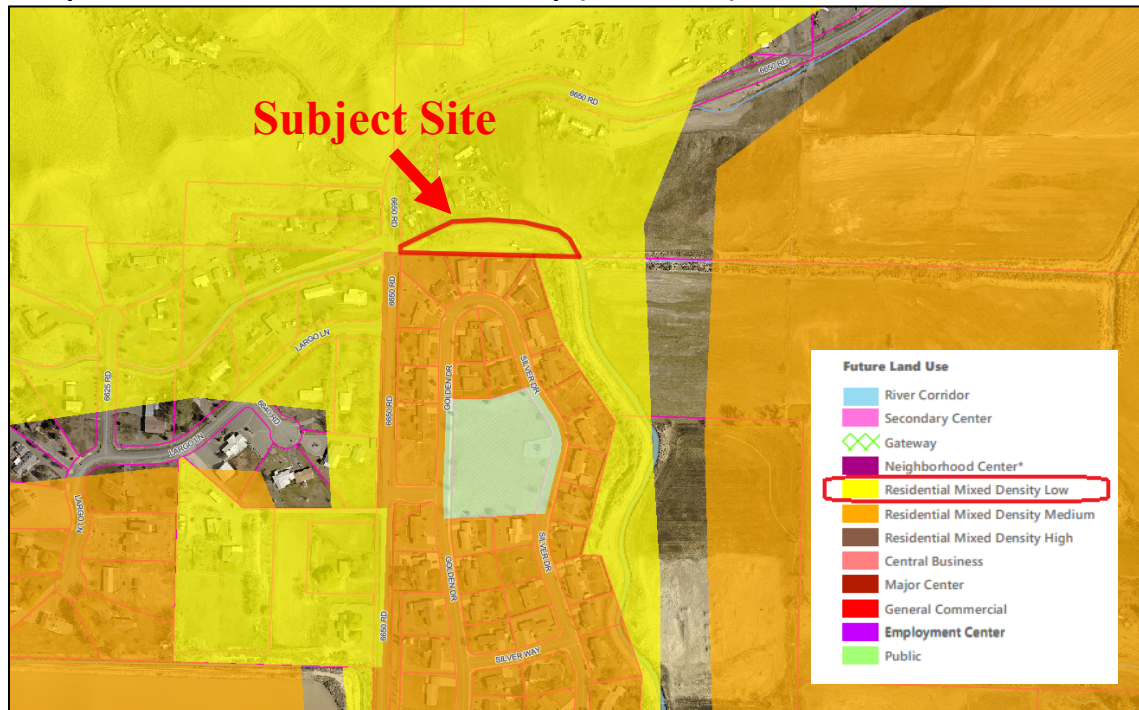
Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



Comprehensive Plan Future Land Use Map (Zoomed In)



Current Zoning Map (R-2 – Low Density District)

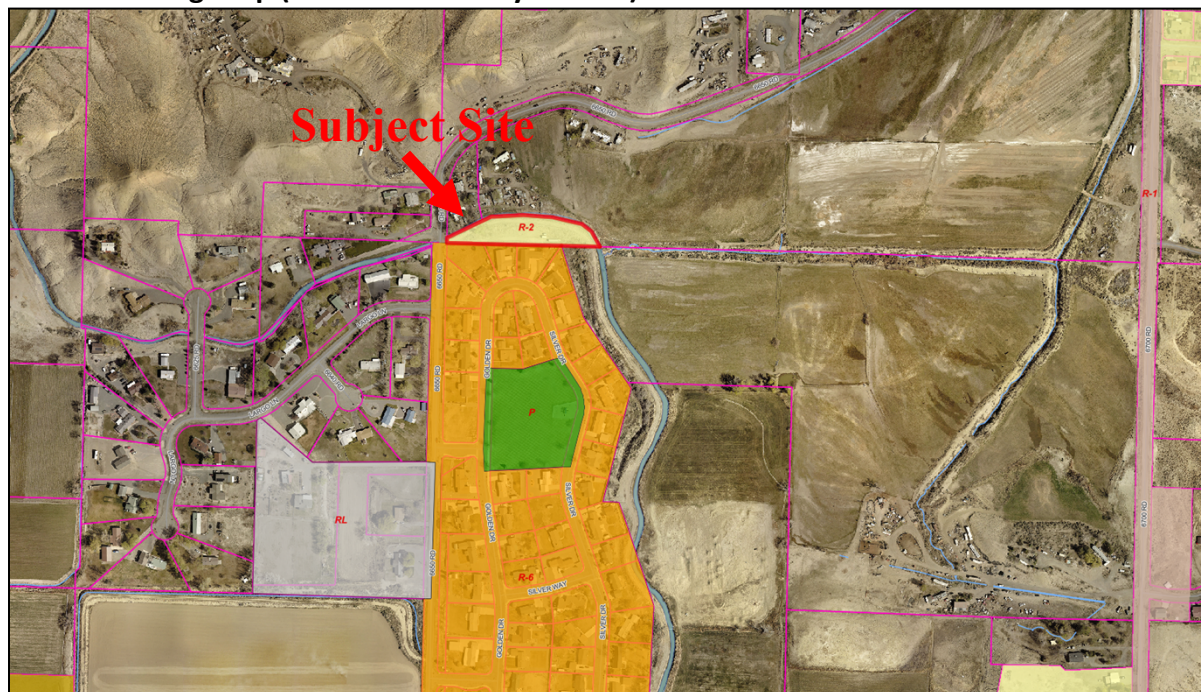


EXHIBIT B: Photos of Project Area





EXHIBIT C: Zoning Code Excerpt

Sec. 4-4-8.1. "R-5" Low Density/Manufactured Housing District.

(A) *Intent.* The "R-5" Low Density/Manufactured Housing District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences with certain other compatible land uses. Manufactured housing meeting the performance standards of Subsection (D) of this Section is allowed.

(B) *Uses by Right.*

- (1) Single-family homes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowner's association.
- (5) Accessory uses.
- (6) Short-term rentals.
- (7) Family child care home.

(C) *Conditional Uses.*

- (1) Places of worship.
- (2) Schools.
- (3) Child care facility.

(D) *Performance Standards.*

- (1) Single-family homes must have a minimum roof pitch of 3:12, a minimum roof overhang of eight inches, a minimum length and width of 20 feet, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.
- (2) Each single-family home must have an accessory garage.

(Ord. No. 2472 , § 4-4-8.1, 5-7-2019; Ord. No. 2543 , 6-15-2021; Ord. No. 2561 , 10-19-2021)



ORDINANCE NO. 2601

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING THE ZONING DISTRICT DESIGNATION OF 820 6650 ROAD FROM "R-2," LOW DENSITY DISTRICT TO "R-5," LOW DENSITY/MANUFACTURED HOUSING DISTRICT

WHEREAS, the Planning Commission met on October 26, 2022, to consider a rezoning of 820 6650 Road, City of Montrose, Colorado; and

WHEREAS, the motion carried and the Planning Commission has recommended the zoning changes provided herein; and

WHEREAS, the City Council has determined that such zoning will be consistent with the public health, safety and welfare, the City's Master Plan and changed conditions in the area.

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

SECTION 1:

The Official Zoning Map is amended to designate 820 6650 Road, more particularly described as:

All that part of the S1/2NW1/4NE1/4, Section 23, Township 49 North, Range 9 West, N.M.P.M., lying and being south of the Loutsenhizer Canal, County of Montrose, State of Colorado;

also known by street and number as: 820 6650 Road, Montrose, CO 81401;

as an "R-5," Low Density/Manufactured Housing District, according to the Official Zoning Map.

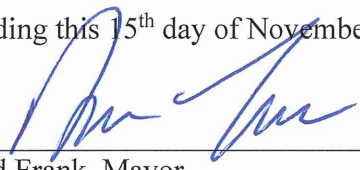
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 15th day of November, 2022, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 15th day of November, 2022.

ATTEST:


Lisa DelPiccolo, City Clerk




David Frank, Mayor

INTRODUCED, READ and ADOPTED on second reading this 6th day of December, 2022.

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: December 6, 2022
RE: ANX22-0063 Hilltop North Addition
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

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:

September 19:	Council Work Session Overview
October 4:	Council Resolution to set a hearing date
October 12:	Planning Commission zoning hearing
November 15:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
December 6:	2nd reading of annexation and zoning ordinances

Application Background:

The Hilltop North Addition is a proposed annexation approximately 10.01 acres in size. The parcel is located east of 6600 Road, addressed as 540 6600 Road. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and the Tri-County Water Service Area. Annexation of this property will allow for future multifamily residential development. An Annexation Agreement is required.



Proposed Zoning: “R-4” High Density District

Applicant: Hilltop Health Services Corporation

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. A Petition for Annexation and annexation agreement were 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 4-4-7(A) Intent: The “R-4” High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned “R-4” High Density District, and properties outside of City limits.
4. General Conformance with the Comprehensive Plan:
 - a. The Comprehensive Plan Future Land Use Map (Chapter 5) designates the area of the Hilltop North Addition as **Residential Mixed Density Medium**. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing. The majority of the mixed density medium residential land uses are designated in areas that are not yet developed.
 - b. Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.
 - c. Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.



- i. Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - ii. Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
 - d. Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - i. Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
- 5. The property is located within Growth Area 2. According to the Comprehensive Plan, Growth Area 2 has some level of, or moderate proximity to, existing infrastructure.
- 6. The “R-4” zoning does not appear to be adverse to the public health, safety and welfare.

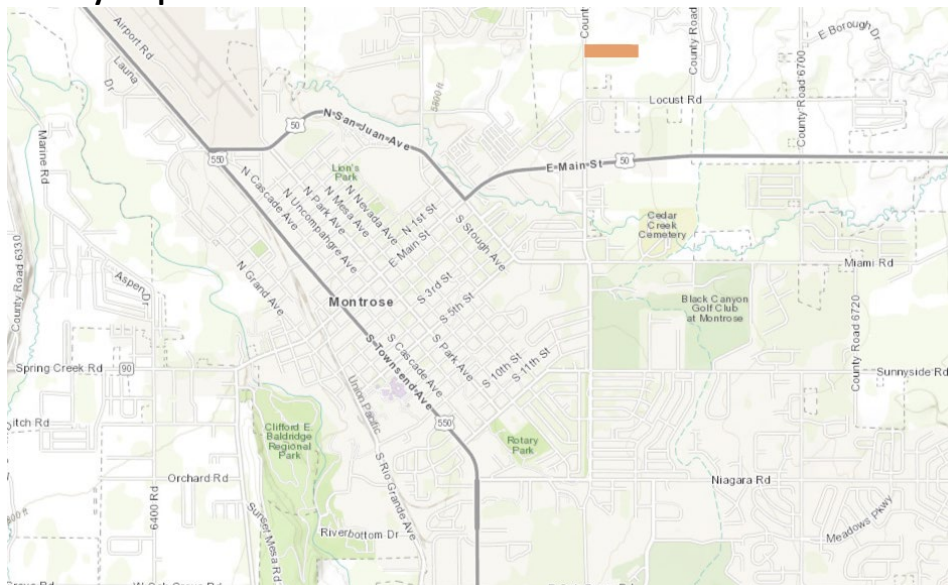
Staff Recommendation:

Staff recommends approval of the annexation and “R-4” Medium District.

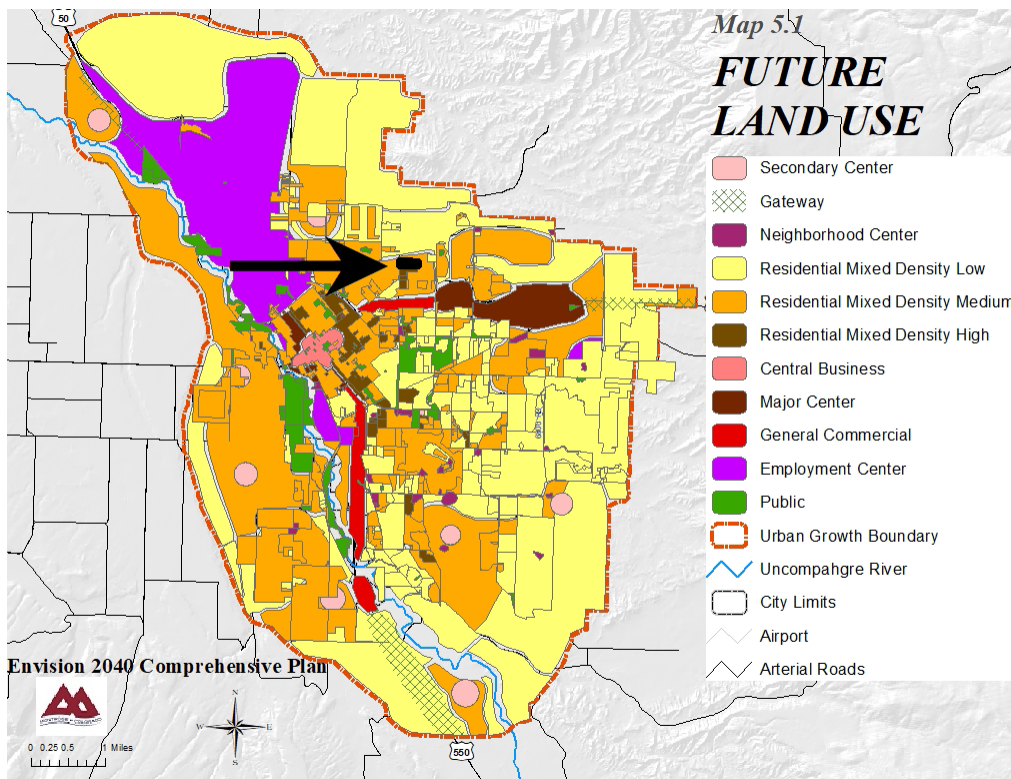


EXHIBIT A: Maps

Vicinity Map

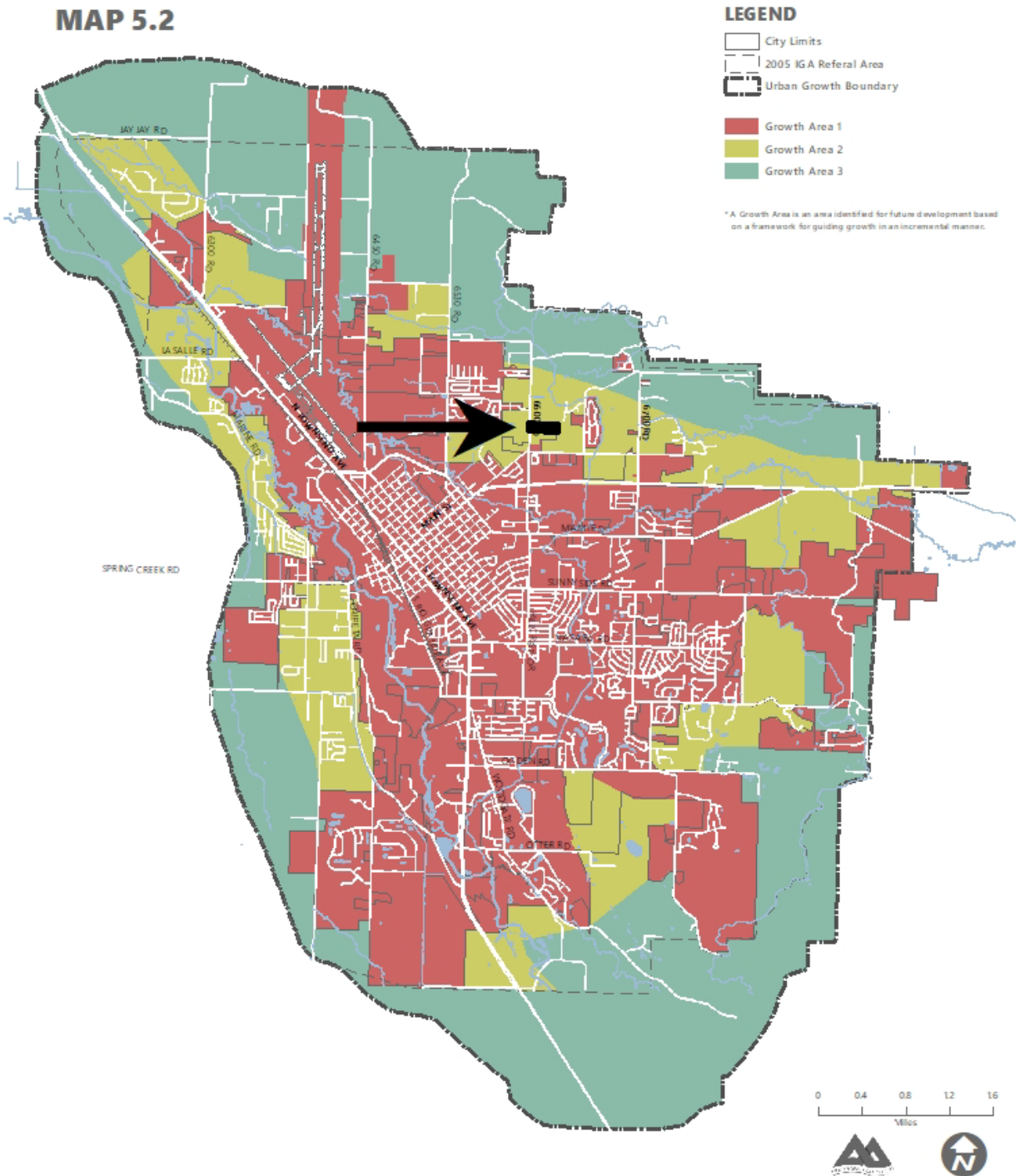


Comprehensive Plan Future Land Use Map



GROWTH AREAS*

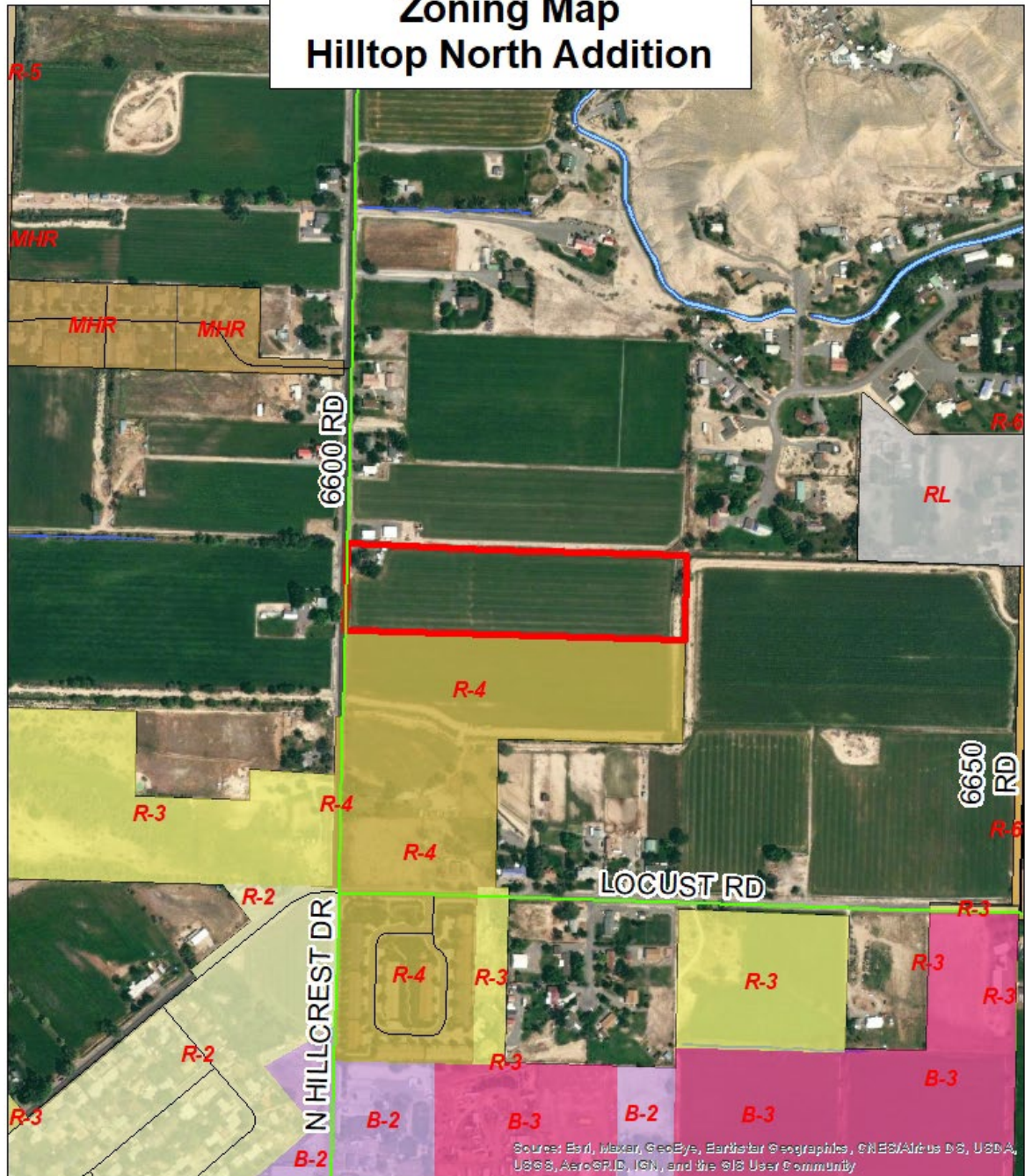
MAP 5.2



Location Map Hilltop North Addition



Zoning Map Hilltop North Addition



HILLTOP ANNEXATION NORTH

Situated in
Northwest quarter of the Southwest quarter of Section 23 T.49N., R.9W. New Mexico Principal Meridian
Montrose County, Colorado

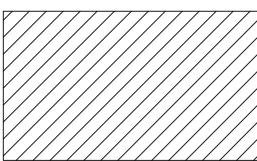


PARCEL DESCRIPTION

A parcel of land as recorded at Reception Number 944794 of the Montrose County Clerk and Recorders, situated in the Northwest quarter of the Southwest quarter of Section 23, Township 49 North, Range 9 West of the New Mexico Principal Meridian, being more particularly described as follows:

Beginning at the west quarter corner of said Section 23, whence the southwest corner of said Section 23 bears South 01°20'01" West with all bearings herein relative thereto;
Thence South 88°17'09" East, a distance of 1319.30 feet;
thence South 01°25'31" West, a distance of 330.58 feet;
thence North 88°17'55" West, a distance of 1318.77 feet;
thence North 01°20'01" East, a distance of 330.87 feet to the Point of Beginning. Said Parcel containing 436,231 square feet or 10.01 acres more or less.

LEGEND



Current City of Montrose boundary



Subject parcel



Calculated position

Boundary contiguous with City of Montrose: 1318.8'

Total Boundary of Hilltop Annexation: 3300.0'

SURVEYOR'S CERTIFICATE

I, Alec Thomas, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this Annexation map of Hilltop Annexation North was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief.



Alec Thomas Registered Land Surveyor PLS 38274

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 this _____ day of _____, 2022, A.D., annexed the property described heron to the City of Montrose.

Mayor, City of Montrose

RECORDER'S CERTIFICATE

This annexation map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at _____ M., on this _____ day of _____, 2022,

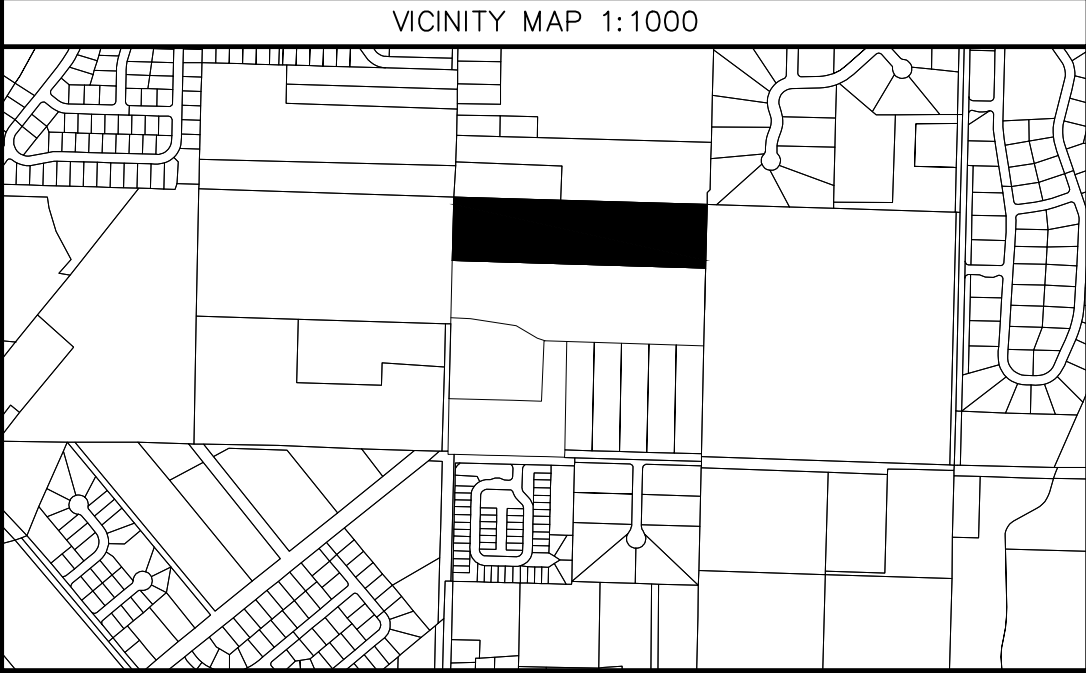
Reception No. _____

Clerk and Recorder

By: _____
Deputy

This annexation does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect the quality of title to this property is from data discovered on the Montrose County website. Other documents may exist which would affect this property. This document was made for annexation purposes only and does not constitute a Boundary survey.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.



744 Horizon Court, Suite 110 Phone: 970.241.4722
Grand Junction, CO 81506 www.rccwest.com Fax: 970.241.8841

HILLTOP ANNEXATION NORTH

Situated in
Northwest quarter of the Southwest quarter of Section 23 T.49N., R.9W. New Mexico
Principal Meridian
Montrose County, Colorado

Sheet 1 of 1 Date: 08/02/2022 Job No. 1845-001
Surveyed: SLG/KW Drawn: AKT Checked: NA
Drawing name: S:\PROJECTS\1845 Hilltop\1025 340 6600 Annexation\Survey\DWG\1845-001 ANNEX.dwg

EXHIBIT B: Zoning Code Excerpt

Sec. 4-4-8. "R-4" High Density District.

- (A) *Intent.* The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences.
- (B) *Uses by Right.*
- (1) Single-family homes, duplexes, and multiple-family residences.
 - (2) Public utility service facilities.
 - (3) Government buildings and facilities.
 - (4) Parks and recreation facilities owned or operated by a homeowner association.
 - (5) Places of worship.
 - (6) Accessory uses.
 - (a) Bed and breakfast operations operated solely by the residents of a residence providing no more than four bedrooms for rent in the dwelling unit, and the only meal provided on the premises shall be breakfast to the renters. The lot shall be at least 6,250 square feet and at least 3,125 square feet per rental bedroom.
 - (7) Short-term rentals.
 - (8) Family child care home.
- (C) *Conditional Uses.*
- (1) Skilled nursing and assisted living facilities.
 - (2) Childcare facilities.
 - (3) Schools.

(Ord. No. 2472 , § 4-4-8, 5-7-2019; Ord. No. 2561 , 10-19-2021)



ORDINANCE NO. 2602

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE HILLTOP NORTH ADDITION

WHEREAS, a petition for the annexation of a tract of land known as the **Hilltop North Addition** has been submitted to the City of Montrose and has been found by the City Council to be in substantial compliance with C.R.S. § 31-12-107(1), and

WHEREAS, said petition has been signed by the owners of 100% of the area proposed to be annexed exclusive of streets and alleys, and

WHEREAS, the property is eligible for annexation in accordance with the Municipal Annexation Act of 1965, as amended.

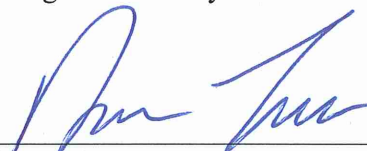
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

The property described in **Exhibit A**, known as the **HILLTOP NORTH ADDITION**, is hereby annexed to the City of Montrose, Colorado.

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 15th day of November, 2022, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks Building, Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 15th day of November, 2022.

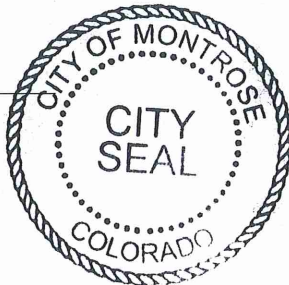


David Frank, Mayor

ATTEST:



Lisa DelPiccolo, City Clerk



INTRODUCED, READ and ADOPTED on second reading this 6th day of December, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

Legal Description

A parcel of land as recorded under Reception Number 944794 in the Office of the Montrose County Clerk and Recorder, situated in the Northwest quarter of the Southwest quarter of Section 23, Township 49 North, Range 9 West of the New Mexico Principal Meridian, being more particularly described as follows:

Beginning at the west quarter corner of said Section 23, whence the southwest corner of said Section 23 bears South 01°20'01" West with all bearings herein relative thereto;

thence South 88°17'09" East, a distance of 1319.30 feet;

thence South 01°25'31" West, a distance of 330.58 feet;

thence North 88°17'55" West, a distance 1318.77 feet;

thence North 01°20'01" East, a distance of 330.87 feet to the Point of Beginning.

Said parcel containing 436,231 square feet or 10.01 acres more or less.

Also known by street and number as 540 6600 Road, Montrose, Colorado 81401.

ORDINANCE NO. 2603

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE HILLTOP NORTH ADDITION AS AN "R-4," HIGH DENSITY DISTRICT

WHEREAS, the **Hilltop North Addition** 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

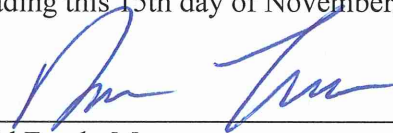
WHEREAS, the proposed recommendation is substantially in accord with the City's Master Plan, is compatible with existing zoning in nearby or adjoining properties, and is in the public interest.

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 **Hilltop North Addition**, according to the Official Annexation Map thereof, as an "R-4," High Density 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 15th day of November, 2022, 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 15th day of November, 2022.



David Frank, Mayor

ATTEST:



Lisa DelPiccolo, City Clerk

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 6th day of December, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: December 6, 2022
RE: Historic Property Designation Application for the Montrose Electric Light & Power Co.

City Council Consideration:

On November 3, 2022, the City of Montrose Historic Preservation Commission considered an application for historic property designation of the Montrose Electric Light & Power Co., located at 44 S Grand Ave, according to Section 4-15 of the Montrose Municipal Code. The commission voted unanimously to recommend to the City Council for approval as a historic property.

Staff Analysis:

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

1. The structure meets the eligibility criteria per Montrose Municipal Code 4-15-3 (B) as follows:
 - a. The building is over fifty years old.
 - b. The building, erected as a facility of the Montrose Electric Light and Power Company, is associated with the history of utilities in Montrose.
 - c. The building is representative of industrial construction of the early twentieth century in its brick composition, flat roof, cornice with molded brick, and segmental arched openings with stone lintels with keystones.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 4-15-3 (C).

ORDINANCE NO. 2604

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DESIGNATING THE MONTROSE ELECTRIC LIGHT & POWER COMPANY, WITH AN HISTORIC ADDRESS OF 44 SOUTH GRAND AVENUE, MONTROSE, COLORADO AS A CITY OF MONTROSE HISTORIC PROPERTY PURSUANT TO § 4-15 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE

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

WHEREAS, by motion approved on November 3, 2022, the City of Montrose Historic Preservation Commission (the "Commission") determined the Montrose Electric Light & Power Company, with an historic address of 44 South Grand Avenue in Montrose, as more specifically described in the legal description below (the "Property"), is eligible for the historic property designation pursuant to Montrose City Code § 4-15-3 as follows: the building is over fifty (50) years old; the building, erected as a facility of the Montrose Electric Light and Power Company, is associated with the history of utilities in Montrose; the building is representative of industrial construction of the early twentieth (20th) century in its brick composition, flat roof, cornice with molded brick, and segmental arched openings with stone lintels with keystones; and

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

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

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

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

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

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

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

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

Lots 1 through 7 inclusive and Lots 25 through 32 inclusive, Block 12, Willerups Subdivision, also so much of the alley extending through said block as is contiguous to the above described real property and vacated by Ordinance No. 391, County of Montrose, State of Colorado.

also known by street and number as: 8, 16, 18, 24, 28, 48, 64, 66 & 72 South Grand Avenue and 116 West Main Street, Montrose, CO 81401

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

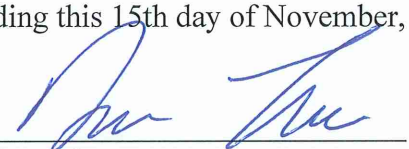
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the 15th day of November, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 15th day of November, 2022.

ATTEST:


Lisa DelPiccolo, City Clerk




David Frank, Mayor

INTRODUCED, READ and ADOPTED on second reading this 6th day of December, 2022.

ATTEST:

Lisa DelPiccolo, City Clerk

David Frank, Mayor



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: December 6, 2022
RE: Historic Property Designation Application for the Montrose Radium Ore Sampler

City Council Consideration:

On November 3, 2022, the City of Montrose Historic Preservation Commission considered an application for historic property designation of the Montrose Radium Ore Sampler, located at 112 W Main St, according to Section 4-15 of the Montrose Municipal Code. The commission voted unanimously to recommend to the City Council for approval as a historic property.

Staff Analysis:

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

1. The structure meets the eligibility criteria per Montrose Municipal Code 4-15-3 (B) as follows:
 - a. The building is over fifty years old.
 - b. The building is associated with the industrial history of Montrose, having been erected as a radium ore sampler in 1918, and at one time having been reportedly the only commercial radium sampler in the world. The building reflects Montrose's history as a radium ore market.
 - c. The building's size, height, and gabled roof design reflect its use as an industrial facility.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 4-15-3 (C).

ORDINANCE NO. 2605

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DESIGNATING THE MONTROSE RADIUM ORE SAMPLER, WITH AN HISTORIC ADDRESS OF 112 WEST MAIN STREET, MONTROSE, COLORADO AS A CITY OF MONTROSE HISTORIC PROPERTY PURSUANT TO § 4-15 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE

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

WHEREAS, by motion approved on October 25, 2022, the City of Montrose Historic Preservation Commission (the "Commission") determined the Montrose Radium Ore Sampler, with an historic address of 112 West Main Street in Montrose, as more specifically described in the legal description below (the "Property"), is eligible for the historic property designation pursuant to Montrose City Code § 4-15-3 as follows: the building is over fifty (50) years old; the building is associated with the industrial history of Montrose, having been erected as a radium ore sampler in or about 1918, and at one time having been reportedly the only commercial radium sampler in the world; the building reflects Montrose's history as a radium ore market; the building's size, height, and gabled roof design reflect its use as an industrial facility; and

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

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

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

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

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

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

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

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

Lots 1 through 7 inclusive and Lots 25 through 32 inclusive, Block 12, Willerups Subdivision, also so much of the alley extending through said block as is contiguous to the above described real property and vacated by Ordinance No. 391, County of Montrose, State of Colorado.

also known by street and number as: 8, 16, 18, 24, 28, 48, 64, 66 & 72 South Grand Avenue and 116 West Main Street, Montrose, CO 81401

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

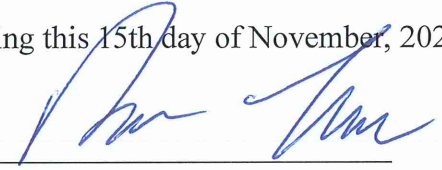
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the 15th day of November, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 15th day of November, 2022.

ATTEST:



Lisa DelPiccolo, City Clerk



David Frank, Mayor

INTRODUCED, READ and ADOPTED on second reading this 6th day of November, 2022.

ATTEST:

Lisa DelPiccolo, City Clerk

David Frank, Mayor



VACTOR REPAIR RECOMMENDATION

December 6, 2022

To: City Council

From: David Bries, Utilities Manager

CC: William E. Bell, City Manager
Shani Wittenberg, Finance Director

Subject: Recommendation for Vactor #361 Jet-Vac repairs from Faris Machinery, Inc.

RECOMMENDATION

Consideration of repairs to Vactor #361 Jet Vac by Farris Machinery, Inc., for the not to exceed amount of \$105,000.00.

BACKGROUND

In September, one of the City's Jet-Vac's (Vactor #361) experienced a catastrophic failure of the blower on the vacuum system. The truck was placed on life support and transported to Faris Machinery, Inc. in Grand Junction for evaluation and diagnosis. Several estimates were prepared from between \$98,995 to \$120,000 to restore the unit back to operating condition. Since the replacement truck for this unit is currently on order, staff evaluated our options, including selling the unit as is. The results of this evaluation are as follows:

Options	Estimated Repair costs	Estimated Resale Value
Sell Unit as is with blower broken (truck salvage value)	\$0	\$15,000
Make repairs to the unit to restore it back to operating condition.	\$98,996.18	\$150,000

The other factor evaluated was when repairs could be completed compared to when the new Vactor Sewer Jet Vacs (currently on order) are expected to be delivered. The new Jet Vacs are not expected for delivery until March 2023 or later, and the repairs are believed to be completed by early January 2023, providing at least 6 weeks of additional usable time if we allow Faris Machinery to do the repairs.

NET FINANCIAL IMPACT

A contingency of \$6,003.82 is included to the not to exceed cost to cover any unexpected costs associated with the repair.

The cost for the repair will be paid from the Vehicle Maintenance Fund and charged back to the Sewer Collection program either in 2022 if the repairs are completed prior to the end of the year or in 2023 if they are not completed until sometime in 2023.

FARIS MACHINERY CO
772 VALLEY COURT
GRAND JUNCTION, CO 81505
970-242-4997
FAX: 970-242-4783

Repair If engine is good

Customer
23200

P A R T S O R D E R
** QUOTE **

Document
G32561

Pg
1

****PAYMENT TERMS: NET 30****

9/09/22

14:44

Sold To
City of Montrose
*433 S. 1st
P.O. Box 790
Montrose CO 81402

Ship To
SHANE
City of Montrose
WORK TO BE DONE AT GJ FARIS
GRAND JUNCTION CO 81505

970/240-1400
Ship Via SHOP

719-671-1151
FOB PREPAID (ADD FREIGHT)

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer P.O.
002		VA	2100 PLUS	11-02V-12492	VA05416		09	NEED

Order	Ship	OH	Description	Each	Amount
	Taken By	RC		Ordered	9/08/22

THIS IS AN ESTIMATE ONLY. MORE PART MAY BE NEED ONCE WORK
HAS STARTED.

1	1	VA 49432A	COTTA 2. NONSTK*	24,372.80	24,372.80
1	1	VA 62709U	DUAL STA NONSTK*	29,090.43	29,090.43
1	1	VA 48831	FLUID CO NONSTK*	5,794.39	5,794.39
1	1	VA 47394P	RUBBER H NONSTK*	120.22	120.22
1	1	VA 49581C	BELL HOU NONSTK*	1,850.72	1,850.72
1	1	VA 47746	PILOT BE NONSTK*	29.53	29.53
1	1	VA 1321067	CRUTCH T NONSTK*	53.79	53.79
1	1	VA 59914D	THREADED NONSTK*	13.92	13.92
2	2	VA 504448	SHIM PLA NONSTK*	63.45	126.90
4	4	VA 16367D	WASHER, NONSTK*	.72	2.88
4	4	VA 40499	SHCS, 5/ NONSTK*	3.23	12.92
12	12	VA 44961C	HN, STOV NONSTK*	.75	9.00
12	12	VA 16349D	HHCS, 1/ NONSTK*	1.40	16.80

CONTINUED

FARIS MACHINERY CO
 772 VALLEY COURT
 GRAND JUNCTION, CO 81505
 970-242-4997
 FAX: 970-242-4783

Customer 23200 P A R T S O R D E R Document G32561 Pg 2
 ** QUOTE **
 ****PAYMENT TERMS: NET 30**** 9/09/22 14:44

Sold To
 City of Montrose
 *433 S. 1st
 P.O. Box 790
 Montrose CO 81402

Ship To
 SHANE
 City of Montrose
 WORK TO BE DONE AT GJ FARIS
 GRAND JUNCTION CO 81505

970/240-1400 719-671-1151
 Ship Via SHOP FOB PREPAID (ADD FREIGHT)

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer P.O.
002	VA	2100 PLUS	11-02V-12492	VA05416			09	NEED

Ordr	Ship	OH	Description	Each	Amount
12	12	VA 16341C	SHCS, FL NONSTK*	1.74	20.88
40	40	VA 16333R	FHCS, 1/ NONSTK*	3.16	126.40
40	40	VA 16363C	HN, MARS NONSTK*	1.36	54.40
2	2	VA 501108A	PLUG ASS NONSTK*	252.66	505.32
1	1	ZZ DZ116644	PAN GASK NONSTK*	115.30	115.30
2	2	ZZ R61467	O-RING NONSTK*	9.56	19.12
1	1	ZZ DZ111672	REAR MAI NONSTK*	78.20	78.20
1	1	ZZ R517203	BELL HOU NONSTK*	5,432.26	5,432.26
1	1	ZZ R76000	RING GEA NONSTK*	675.00	675.00
1	1	ZZ 410-52122	STARTER NONSTK*	675.00	675.00
	1	FREIGHT-IN (VA)		7,000.00	7,000.00
	1	SHOP SUPPLIES, OILS, EXTRA PARTS		9,000.00	9,000.00
		SHOP LABOR - CUSTOMER			13,800.00
		NON - TAX GOVERNMENT			.00

CONTINUED

FARIS MACHINERY CO
772 VALLEY COURT
GRAND JUNCTION, CO 81505
970-242-4997
FAX: 970-242-4783

Customer
23200

PARTS ORDER
** QUOTE **

Document
G32561

Pg
3

****PAYMENT TERMS: NET 30****

9/09/22

14:44

Sold To
City of Montrose
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P.O. Box 790
Montrose CO 81402

Ship To
SHANE
City of Montrose
WORK TO BE DONE AT GJ FARIS
GRAND JUNCTION CO 81505

970/240-1400
Ship Via SHOP

719-671-1151
FOB PREPAID (ADD FREIGHT)

Br	Trk	Make	Model	Serial	Equipment	Meter	Sls	Customer P.O.
002		VA	2100 PLUS	11-02V-12492	VA05416		09	NEED

Ordr	Ship	OH	Description	Each	Amount
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<<<--- THANK YOU FOR YOUR BUSINESS
PLEASE LET US SERVE YOU AGAIN --->>>

Total 98,996.18

Authorized Signature

Date

Pulled By

Checked By

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: November 14, 2022
RE: City Hall Relocation Contract Amendment Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg

Action

Consider the authorization of \$1,135,000.00 for the second phase of the City Hall Relocation Project, including the amendment of a contract with FCI Constructors, Inc. as the Construction Manager/General Contractor (CM/GC).

Background

The City of Montrose began the design process of the interior renovation of 400 E Main St (formerly Wells Fargo) in June of 2022 and brought an Authorization and Award Recommendation to City Council in July of 2022 to begin the City Hall Relocation project. The initial authorization was for the first phase of the project which included mainly the first floor renovations and some of the long lead items such as asbestos abatement and roof replacement. The total authorized for the first phase of the project was \$1,500,000.00 and that included an award of a CM/GC contract with FCI Constructors.

Since the authorization of phase one in July, the design documents have been completed and Construction Documents (CDs) have been generated. From these Construction Documents the design and construction teams have been able to create a Guaranteed Maximum Price (GMP) for both phase one and phase two.

The GMP for phase one has been amended into FCI's CM/GC contract as approved in the recommendation made in July. This process made it possible for FCI to begin construction work in mid-October of this year. Although it is early, the project is on schedule to be completed with phase one and phase two in February of 2023.

Progress has been made on the owner provided items on this project as well. The asbestos abatement is complete, the long lead IT equipment has been ordered, and the lower roof replacement has been procured and awarded and the furniture design is nearly complete and will be ordered soon.

The remaining portion of the owner provided items and the GMP for phase two of the renovation have been included and approved as part of the 2023 Budget in the amount of \$1,135,000.00.

Contract Administration and Project Financials

The initial authorization to initiate this project in July of 2022 was for \$1,500,000.00 plus the authorization of \$1,135,000.00 in this recommendation bring the project total for phase one and two to \$2,635,000.00. The owner provided expenses include items like design consultant, roof replacement, asbestos abatement, and furniture. The owner provided expenses total \$653,000.00. FCI Constructors is the CM/GC for this project and their contract would be amended to include the GMP for the second phase of this project, bringing their contract total to \$1,750,451.00. Also included in the overall budget is an owner's contingency of \$231,549.00 (8.7%). Owner provided expenses at \$653,000 plus CM/GC Contract at \$1,750,451 plus owner's contingency at \$231,549 equals the project total of \$2,635,000.

EMERGENCY REPAIR RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
FROM: Jim Scheid, Public Works Manager
Cc: William Bell, City Manager
Shani Wittenberg, Finance Director
DATE: December 5th, 2022
Subject: Emergency Dump Truck Repair Recommendation



Recommendation

Consider the authorization of \$70,000.00 in expenditures to repair a damaged dump truck (Unit 256).

Background

During routine maintenance operations, a street employee was visiting United Companies to pick up a load of Hot Mix Asphalt for street patching. United Companies had two overhead silos that load a truck from above. In a turn of unfortunate events, communication was not given to our driver from the plant operator as usual. While awaiting for direction on which silo to pull under, 4 tons of 300 degree asphalt dumped on the cab, hood and through the windshield of the truck. It didn't take long for the asphalt to fill the cab. Luckily, our driver narrowly escaped with only minor injuries. The truck has been declared as totaled by insurance and is in-operable. The hot asphalt melted many of the in -cab controls. This particular truck plays a vital role in the streets division's snow operations. Currently, we have a 4 route snow removal plan. The 4 large plow trucks each have their own unique route with Tier 1's, 2's, 3's, and 4's. Without one of those trucks, operations are hamstrung and other route drivers have to take up the slack. The loss of a plow truck will significantly impact operations and our level of service this winter season.

Lead time on a new truck is over a year and a half and used trucks with a snow plow and sander that we have found are single axle trucks which do not work well for our year round street operations. We have received a quote from our local Mack dealer for estimates of repairs and lead times. They were able to locate a used cab and hood and estimated repairs would take 5 weeks.

This truck (Unit 256) is scheduled for replacement in 2023 (optimistic expected delivery in 2024) and at that time this truck would be sold in operable condition which is much higher than it would be if it were to be sold in its current condition.

Net Financial Impact

The repairs to Unit 256 will be funded from the Fleet Fund. When payment from insurance is received for the truck, the Fleet Fund will be reimbursed.