A regular meeting of the Montrose City Council was held on Tuesday, January 3, 2023, at 6:00 p.m. in the Community Room of the Montrose Public Safety Complex. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Sydney Bell, Bill Bell, Ann Morgenthaler, Ben Morris, Chris Dowsey, Lisa DelPiccolo, Greg Story, Jim Scheid, William Reis, Jace Hochwalt, Scott Murphy, Michelle Wingfield, David Bries

GUESTS: David Stockton, Steve Stevenson, Jeremy Master, John Broadbooks

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

Mayor Pro Tem Barbara Bynum removed Item 16, Ordinance 2610–First Reading, from the agenda at the request of the applicant. Planning Manager Jace Hochwalt reported that a future hearing date has not been set.

CALL FOR PUBLIC COMMENT

John Broadbooks spoke regarding drainage issues in the Eagle Landing Subdivision at the intersection of Sneffels and Abrams. Mr. Broadbooks raised concerns regarding pedestrian safety.

APPROVAL OF MINUTES

City Council considered the minutes of the December 6, 2022, regular City Council meeting, the December 13, 2022, special City Council meeting, and the December 19, 2022, special City Council meeting.

A motion was made by J. David Reed, seconded by Barbara Bynum, to approve the minutes of the December 6, 2022, regular City Council meeting, the December 13, 2022, special City Council meeting, and the December 19, 2022, special City Council meeting as presented. All voted yes. Motion passed.

PLANNING COMMISSION APPOINTMENTS

City Council considered applicants Richard Rogers, David Fishering, and Chad Huffman for reappointment to the City of Montrose Planning Commission for terms that expire on December 31, 2026.

A motion was made by J. David Reed, seconded by Barbara Bynum, to reappoint Richard Rogers, David Fishering, and Chad Huffman to the City of Montrose Planning Commission for terms that expire on December 31, 2026. All voted yes. Motion passed.

DESIGNATION OF OFFICIAL POSTING LOCATION

City Council considered the designation of the City of Montrose website, www.cityofmontrose.org, as the official posting location for meeting notices with the bulletin boards in the lobby of City Hall and outside of City Hall as secondary locations for use in exigent or emergency circumstances.

City Clerk Lisa DelPiccolo reviewed temporary changes in meeting locations due to City Council Chambers renovations, the 2023 City Council meeting schedule, and current and proposed posting locations for meeting agendas. Ms. DelPiccolo stated that the new City Hall location will have a bulletin board with 24-hour access to meeting agendas.

Public comment was accepted.

Dave Stockton spoke in opposition to the website being designated as the official posting location and questioned whether the designation of the website is in compliance with the City Charter.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to designate the City of Montrose Website as the official posting location for meeting notices with the bulletin boards at City Hall as secondary locations for use in exigent or emergency circumstances. All voted yes. Motion passed.

INTERGOVERNMENTAL AGREEMENT WITH MONTROSE RECREATION DISTRICT FOR SHARED SERVICES

City Council considered an Intergovernmental Agreement between the City of Montrose and Montrose Recreation District Regarding Shared Services.

Deputy City Manager Ann Morgenthaler reported that the City of Montrose and Montrose Recreation District enter into an agreement annually to make the best use of shared resources and citizen funding. Ms. Morgenthaler stated that minimal changes were made for 2023 and are outlined in the staff memo included in the meeting packet. Jeremy Master was present from the Montrose Recreation District to answer questions.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve an Intergovernmental Agreement Between the City of Montrose and Montrose Recreation District Regarding Shared Services as presented. All voted yes. Motion passed.

ORDINANCE 2607 – SECOND READING

City Council considered Ordinance 2607 on second reading, an Ordinance of the City of Montrose, Colorado, vacating a portion of a public utility easement.

City Engineer Scott Murphy reported no changes to Ordinance 2607 since first reading. Mr. Murphy stated that a waterline currently runs through the center of the property. The waterline is being replaced and will move to the eastern edge of the property, contingent upon agreements with the property owner. Mr. Murphy stated that the existing easement will be vacated after the new waterline is in place.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2607 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2608 – SECOND READING

City Council considered Ordinance 2608 on second reading, an Ordinance of the City of Montrose, Colorado, amending Title 3 Chapter 1 Section(s) 6 and 7 correcting a codification error.

Assistant City Attorney Chris Dowsey reported that Ordinance 2608 corrects a codification error by moving one subsection to its appropriate place with no substantive change. Mr. Dowsey stated that the Ordinance moves section 3-1-7(F) to 3-1-6(F) verbatim.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Ed Ulibarri, to adopt Ordinance 2608 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2609 – SECOND READING

City Council considered Ordinance 2609 on second reading, an Ordinance of the City of Montrose, Colorado, disconnecting property at 67365 Sunshine Road.

Planner II William Reis reported that Ordinance 2609 is for the de-annexation of property from the City limits and no changes were made since first reading. Mr. Reis said that the 28.52 acres was initially annexed in 2008 as part of Amerdev Addition. The property is not served by City utilities or services and is approximately 2,000 feet from an existing sewer line.

Mr. Reis recommended approval stating no negative financial impact to the City and said a future owner could apply to reannex the property if circumstances change.

Mr. Reis confirmed that applicants for disconnection will be informed that they will no longer be eligible to vote in municipal elections.

Public comment was accepted. No comments were received.

A motion was made by Ed Ulibarri, seconded by Doug Glaspell, to adopt Ordinance 2609 on second reading as presented. All voted yes. Motion passed.

RESOLUTION 2023-01

City Council considered Resolution 2023-01 setting February 7, 2023, as the hearing date for the Klein Addition Annexation.

Planner II William Reis reviewed the annexation schedule and stated that the applicant is the property owner. Mr. Reis reported that the 1.00-acre parcel is located within the Urban Growth Boundary, meets contiguity requirements, and is served by City sewer and Tri-County Water. The Planning Commission will hold a hearing on the requested zoning of MHR, Manufactured Housing Residential District, on January 11.

Mr. Reis recommended adoption of Resolution 2023-01, stating that the property meets criteria for annexation. Mr. Reis said an annexation agreement has been signed by the applicant, and an annexation impact report is not required.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Resolution 2023-01 as presented. All voted yes. Motion passed.

CEDAR VIEW SUBDIVISION AMENDED PRELIMINARY PLAT #3

City Council considered the Cedar View Subdivision Amended Preliminary Plat #3.

Planner II William Reis reviewed the location of the 17.32 acres southeast of the intersection of Hillcrest Drive and Main Street. Mr. Reis stated that the amended plat creates 86 single-family lots encompassing 13.39 acres within the R-6 zoning designation. Mr. Reis reviewed the zoning of the surrounding area, the subdivision process, subdivision review standards, and zoning regulations.

Mr. Reis recommended approval with the standard condition stating that the request is in compliance with subdivision regulations and the Comprehensive Plan and meets the intent of the zoning district.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the Cedar View Subdivision Amended Preliminary Plat #3 expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. All present voted yes. Motion passed.

PAINTED WALL SUBDIVISION AMENDMENT TO THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT

City Council considered the Painted Wall Subdivision Amendment to The Bridges at Black Canyon Planned Development, an amendment to Block 2200, Lot 2200, which originally approved a 24-unit multi-family development, to an 8-lot single-family development.

Planner II William Reis reviewed the location of the 3.32 acres adjacent to Painted Wall Lane and Odelle Road. The property is zoned R-3A, High Density District. Mr. Reis stated that the proposal is a reduction in density, and this alteration requires a planned development amendment. Mr. Reis reviewed Subdivision and Amended PD Process, subdivision review standards, Comprehensive Plan provisions, and zoning regulations.

Mr. Reis recommended conditional approval stating that the Preliminary Plat and PD Amendment are in compliance with Subdivision Regulations and the Comprehensive Plan, and the proposal meets the intent of the R-3A zoning district.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to approve the Painted Wall Subdivision Amendment to The Bridges at Black Canyon Planned Development expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. All voted yes. Motion passed.

PAINTED WALL SUBDIVISION PRELIMINARY PLAT

City Council considered the Painted Wall Subdivision Preliminary Plat.

Public comment was accepted. No comments were received.

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

REAL ESTATE CONTRACT

City Council considered a contract to convey real property at the Black Canyon Golf Course.

Planning Manager Jace Hochwalt reviewed a proposal to convey 0.62 acres to James Renfrow who owns property adjacent to Black Canyon Golf Course. Mr. Hochwalt stated that Mr. Renfrow approached the city with a request to purchase undeveloped property that lacks vegetation and is not maintained by the city. Mr. Hochwalt stated that the parcel is not proposed for future development and serves no functional use.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to authorize the mayor to sign the real estate contract as presented. All voted yes. Motion passed.

EMERGENCY CULVERT REPLACEMENT AUTHORIZATION

City Council considered $81,400.00 in expenditures to replace two bridge culverts, both of which serve as entrances to the Meadowgate neighborhood.

Public Works Manager Jim Scheid reported that two failed culverts over an irrigation canal need to be replaced. Mr. Scheid stated that a temporary bridge was put in place until irrigation season ended. Mr. Scheid stated work on the project is underway. One culvert has been replaced, and the request is being brought forward to ratify expenses. In-house crews will complete the project.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Ed Ulibarri, to authorize $81,400.00 in expenditures for the replacement of two culverts as presented. All voted yes. Motion passed.

STAFF REPORTS

No staff reports were provided.

YOUTH CITY COUNCIL COMMENTS

Youth City Council representative Sydney Bell reported that Youth Councilors have visited two nursing homes and completed their "Seven Days of Service" social media campaign. Ms. Bell said that the Youth City Council is planning the next Rock the Rec event, but a date has not been set.

CITY COUNCIL COMMENTS

City Councilor Ed Ulibarri thanked Planning Services staff for providing information he requested. Deputy City Manager Ann Morgenthaler and Planning Manager Jace Hochwalt noted that a hearing for the Seasons Subdivision rezone ordinance has not been scheduled at this point, and City Council and the community will be informed of any future activity.

City Councilors wished everyone a happy new year and thanked staff for support provided.

Mayor Pro Tem Barbara Bynum acknowledged staff for setting up the meeting and broadcasting from a new location.

MOTION TO ADJOURN

At 6:53 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

CITY OF MONTROSE
CITY SEAL
COLORADO