



***CITY COUNCIL WORK SESSION
Monday, March 6, 2023 - 10:00 AM
Community Room, Montrose Public Safety Complex – 434 S. First Street.***

Public participation for this meeting will be in person in the Community Room of the Montrose Public Safety Complex. The meeting recording can be viewed at the link below:

<https://www.youtube.com/user/MontroseCityGov>.

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.

1) DISCUSSION ITEMS

- A) 2023 Parks Turf Care Contract Award Recommendation (10 minutes)
Staff: Parks Superintendent Dan Payne 2
- B) Buckley Park Playground Award Recommendation (10 minutes)
Staff: Public Works Manager Jim Scheid and Parks Superintendent Dan Payne 3-5
- C) MoveMo 2023 Contracted Street Maintenance Contract Award (15 minutes)
Staff: City Engineer Scott Murphy 6-8
- D) Senergy Addition Annexation (10 minutes)
Staff: Planner II William Reis 9-15

2) GENERAL CITY COUNCIL DISCUSSION

3) STAFF COMMENTS

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Montrose City Council
FROM: Daniel Payne, Parks Superintendent
DATE: March 06, 2023
RE: 23-002 Parks Maintenance Contract Award Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Jim Scheid

Recommendation

Consider for approval the award of the Parks Maintenance Contract to Green and Bearit, Montrose, CO, in the amount of \$119,988.00

Background

The City's Parks Division contracts the turf maintenance of 13 out of 28 Parks with turf and is 75% of the total City Park turf area, not including Sunset Mesa or Cedar Creek Cemetery. The contractor will perform weekly mowing, trimming, edging of all walks, cleaning up trash and debris, performing irrigation checks, and final clean up all sidewalks, roadways, picnic areas, and walkways within those parks.

The City's Maintenance contract expired earlier this year and was issued as an RFP to renew the contract. The Parks Division received four qualified bids that met all the requirements. A scoring matrix was utilized for selection, and below is a breakdown of the bids received.

Company	Annual Bid Price	Matrix Score
Alpine Property Services	\$142,830.00	1.30
Green and Bearit	\$119,988.00	3.45
Green Way Pro	\$116,714.00	2.55
Rain Maker	\$230,152.00	3.10

The City has been working with Green and Bearit since 2017, performing on-call services mowing vacant lots, irrigation maintenance and repair, and has helped with other parks when needed. They have been the primary contractor for Parks turf care since 2019. Green and Bearit has done an astonishing job and has been flexible for events, weather, or other needs of citizens utilizing the park system.

City staff recommends awarding the contract to Green and Bearit.

Net Financial Result of Contract

The RFP that was issued for Parks Maintenance contains a bid sheet with a cost per mowing cycle. The contractors placing a bid fill in the rate per item, then when applied to an estimated quantity, a total price per line item is calculated. The quantities estimated in the bid sheet are simply estimates for bidding purposes and are not guaranteed. The contract recommended for an award with Green and Bearit will be a Not-to-Exceed contract billed out as work is performed based on the rates provided in the bid sheet. The not to exceed amount is \$138,000, which was budgeted in the 2023 budget 100-5150-353-000.

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Montrose City Council
FROM: Jim Scheid, Public Works Manager and
Daniel Payne, Parks Superintendent
DATE: March 6, 2023
RE: Buckley Park Playground Replacement Contract Award Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Jim Scheid

Recommendation

Consider for approval the award of the Buckley Park Playground Replacement design/build contract to Just Be You Inc. dba Star Playgrounds from Littleton, CO.

Background

The City of Montrose Parks Division audited all City-owned playgrounds in 2021 and found several playgrounds past their usable service. A list of playgrounds that needed to be replaced regarding playground use, condition, and availability of replacement parts was formulated. As Buckley is one of the oldest and busiest parks, it was determined that this would be the best candidate for the first replacement.

The City is looking for unique, inclusive play equipment with engaging features and high play value that will encourage physical activity and enhance motor skill development. Equipment design will include a focus on safety, inclusiveness, and fully compliant with the Americans with Disabilities Act (ADA), the International Play Equipment Manufacturers Association (IPEMA), the American Society of Testing Materials International (ASTM), and The U.S. Consumer Product Safety Commission (CPSC) playground safety standards.

Statements of qualifications were requested through a Request for Qualifications (RFQ) process. The following is a summary of the qualifications received and how they scored in the categories of contractor description, qualifications, and availability of staff and equipment.

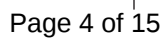
Company	Playground Manufacture	Matrix Score
A to Z	BCI Burke	3.60
Altitude Recreation	GameTime	2.30
Churchich Recreation	Miracle	1.80
Rocky Mountain Recreation	Landscape Structure	3.40
Just Be You Inc.	Playworld	3.70
Summit Recreation	Kompan	3.40

Although several proposals scored high, City Staff is recommending an award to Just Be You Inc. Just Be You Inc. included more detail and focus on the topic of inclusivity, and due to the importance of inclusivity for this playground, this led to the score of their proposal rising above the others.

Net Financial Result

The City of Montrose Parks Division requested qualifications statements from qualified playground equipment manufacturers and/or vendors to design, deliver, and install playground equipment for Buckley Park, as detailed in the Request for Qualification (RFQ). A not to exceed amount for the contractor is \$420,000, and \$475,000 was budgeted in the 2023 budget 100-5150-962-100. The remaining \$55,000 will be used for new concrete curbing and engineered wood fiber safety surfacing around the playground.

24



Sales Representative:

STAR  *Playgrounds*
stellar design and installation



Yalp
interactive
A NEW WAY TO PLAY



ExoFit
Outdoor Fitness

EXAMPLE DESIGN



Buckley Park

Sales Representative:
STAR Playgrounds
 stellar design and installation

Equipment Manufacturers:
PLAYWORLD
 The world needs play.

Berliner
 Play equipment for life

Yalp
 interactive
 A NEW WAY TO PLAY

earthscape

ExoFit
 Outdoor Fitness

MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: February 24, 2023
RE: Moving Montrose Forward 2023 Street Maintenance Contract Award
CC: William Bell, Shani Wittenberg

Action

Discuss the award of a construction contract to Oldcastle SW Group, Inc. (dba United Companies) for completion of the Moving Montrose Forward 2023 Contracted Street Maintenance Project.

Background

Starting in 2018, the City of Montrose developed the *Moving Montrose Forward* (MoveMo) initiative which placed a renewed focus on street maintenance, reducing traffic congestion, and improving pedestrian and vehicular mobility throughout the community. As part of this effort, each year the City hires contractors to perform some of the larger-scale and specialized street maintenance construction activities. This contracted street maintenance work is in addition to typical routine maintenance activities performed by the City's street division of public works.

The City's street maintenance and capital plan is available on the City's MoveMo webpage at www.MoveMo.co. The street maintenance plan identifies how available funds should generally be allocated between the various types of maintenance activities (e.g., surface treatments, mill and overlays, rebuild of failed roadways, etc). Allocation of these funds is geared towards the creation of a comprehensive street-maintenance program focused on striking a balance between maintenance of the better-condition roadways (keeping the "good roads good" and at a lower cost) and eventually restoring those which have experienced failure and are more costly to repair. It should be noted that asset management software and modeling are used to help prioritize appropriate maintenance treatments for the City's roadways and best utilize limited resources.

The City budgeted a record \$4.3M for this year's MoveMo contracted street maintenance efforts. Approximately \$2.9M of this funding is focused on asphalt overlays, mill and overlays, and roadway rebuilds. Streets to receive these treatments under this contract are shown in the attached figure. It should be noted that some of these streets also include aged waterline replacements, curb ramp replacements, and select sidewalk additions where appropriate.

Additional detail on the City's street maintenance program can be found in the street capital and maintenance plan noted above as well as on the Street Maintenance tab of the Moving Montrose Forward webpage at www.MoveMo.co.

Project Bidding

Street maintenance project plans were prepared in-house by the City's engineering department, were put out to bid on January 26th, and were publicly received on February 23, 2023. Bids were received from two contractors as summarized in Table 1 below. It should be noted that these bid totals include a 10% contingency.

TABLE 1		
Summary of Bid Results		
Contractor	Location	Bid Total
Oldcastle (United)	Montrose, CO	\$2,753,147.64
Skip Huston Construction	Montrose, CO	\$2,804,611.04

The City has recent positive experience working with Oldcastle on numerous capital projects. The City's local preference policy would not change the outcome of bidding in this case.

The totals presented in Table 1 are for the project as-bid and are lower than the \$2.9M allocated for this aspect of the 2023 MoveMo street maintenance effort. Because the project is bid as unit rates for all work (e.g., cost per ton of asphalt, square yard of milling, linear foot of curb, etc) it would be possible to expand the scope to use up this available allocation if desired. If expanded, the additional funding would be used for a mill and overlay of Nevada Avenue south of 5th Street as shown in the attached figure. Alternatively, the project may also be awarded as-bid and the Nevada overlay moved to next year's scope of work.

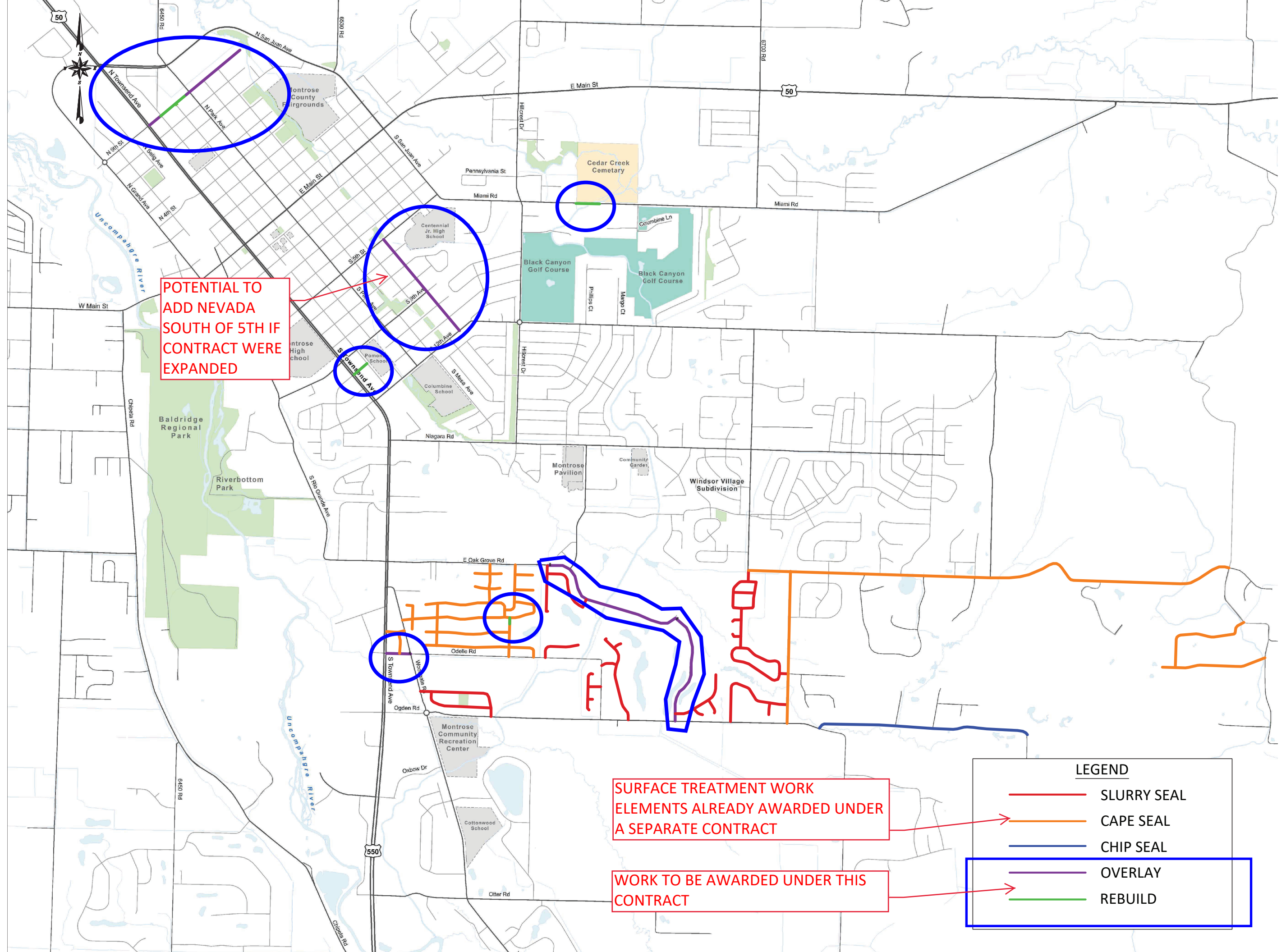
Project Schedule and Traffic Control

The project is scheduled to start April and will extend through the end of October. The nature of the project will require that roadways be closed to through traffic during the work. Access to local businesses and residences will remain available during these closures.

Contract Administration and Project Financials

Contract administration, project management, and construction inspection will be performed by the City of Montrose engineering department.

The total budget for contracted street maintenance in 2023 is \$4.3M which includes surface treatments (awarded previously), this contract, and some targeted sidewalk maintenance and expansion in the northwestern quadrant of the City to be performed under separate contracts. \$200k was also budgeted for waterline replacements on select roadways which will be used to fund the waterline replacements within this contract.



POTENTIAL TO
ADD NEVADA
SOUTH OF 5TH IF
CONTRACT WERE
EXPANDED

SURFACE TREATMENT WORK
ELEMENTS ALREADY AWARDED UNDER
A SEPARATE CONTRACT

WORK TO BE AWARDED UNDER THIS
CONTRACT

LEGEND

SLURRY SEAL

CAPE SEAL

CHIP SEAL

OVERLAY

REBUILD



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: March 6, 2023
RE: Senergy Addition Annexation
ATTACHMENTS:

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

City Council Consideration:

City Council is considering the Senergy Addition annexation application and the associated zoning. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

March 6:	Council Work Session Overview
March 21:	Council Resolution to set a hearing date
April 12:	Planning Commission zoning hearing
May 2:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
May 16:	2nd reading of annexation and zoning ordinances

Application Background:

The Senergy Addition is a proposed annexation approximately 35.5 acres in size. The parcel is located along Miami Road, northeast of its intersection with 6750 Road. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and City of Montrose Water Service Area. Annexation of this property will allow for connection to City utilities. An Annexation Agreement is required.

Proposed Zoning: "R-2" Low Density District



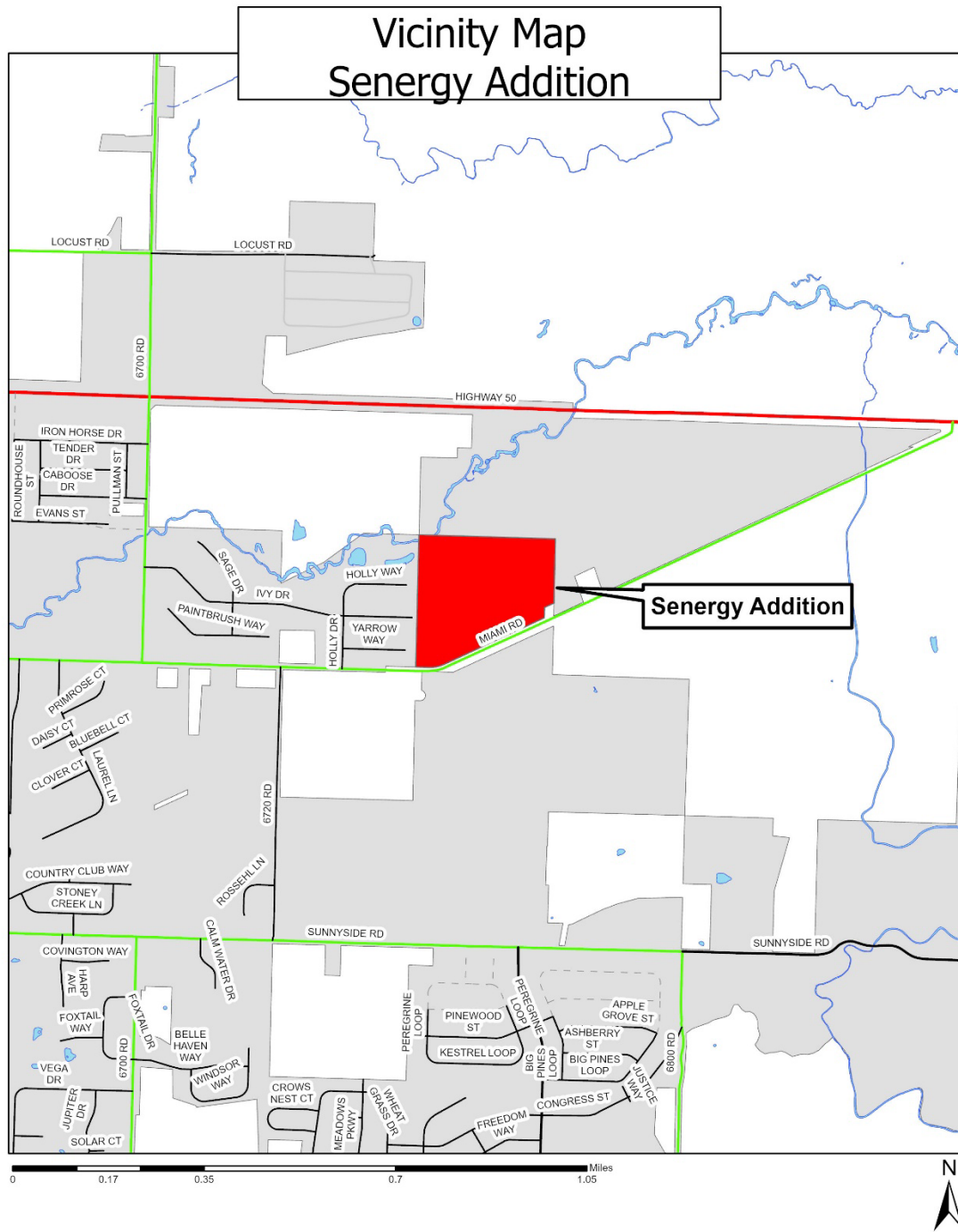
Applicant: Darin Carei, Senergy Builders

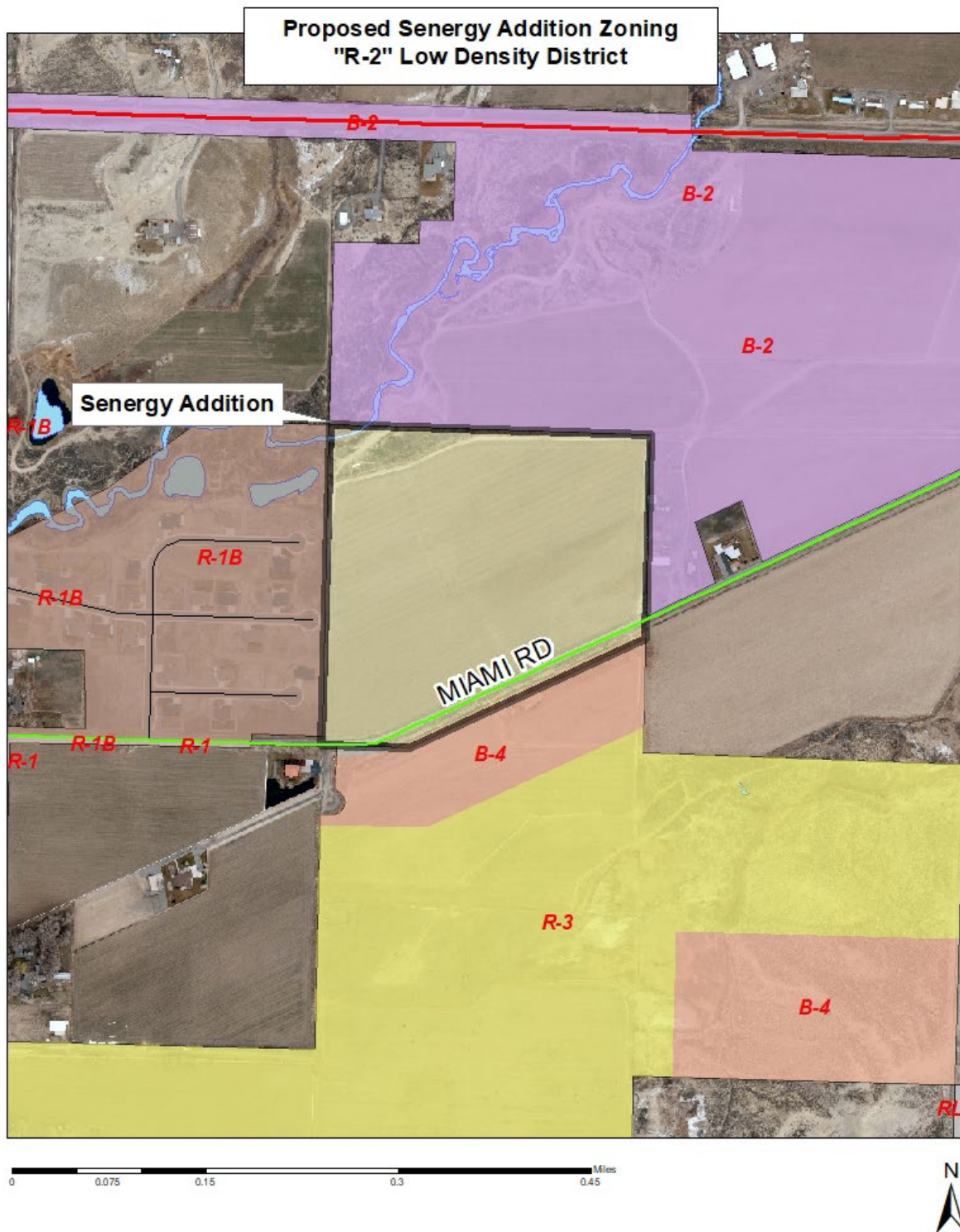
Staff Analysis:

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. An annexation agreement is required as a condition of 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 4-4-6(A) Intent: The "R-2" Low Density District is intended to provide a quiet, low density development for single-family residences. Environment protection is provided by allowing only single-family residences along with certain other compatible land uses.
 - 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-1B" Small Estate District, "B-2" Highway Commercial District, "B-4" Neighborhood Shopping District (with conditions) and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Senergy Addition as Residential Mixed Density Medium and Major Center. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet development. The Major Center designation is intended to include a wide range of community and regional retail uses, offices, hotels, and personal and business services. It can also accommodate multi-family housing and mixed-use buildings (such as light industrial, manufacturing, or commercial). The district is intended to integrate commercial and multi-family uses along major roadways.
5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
6. The "R-2" zoning does not appear to be adverse to the public health, safety and welfare.

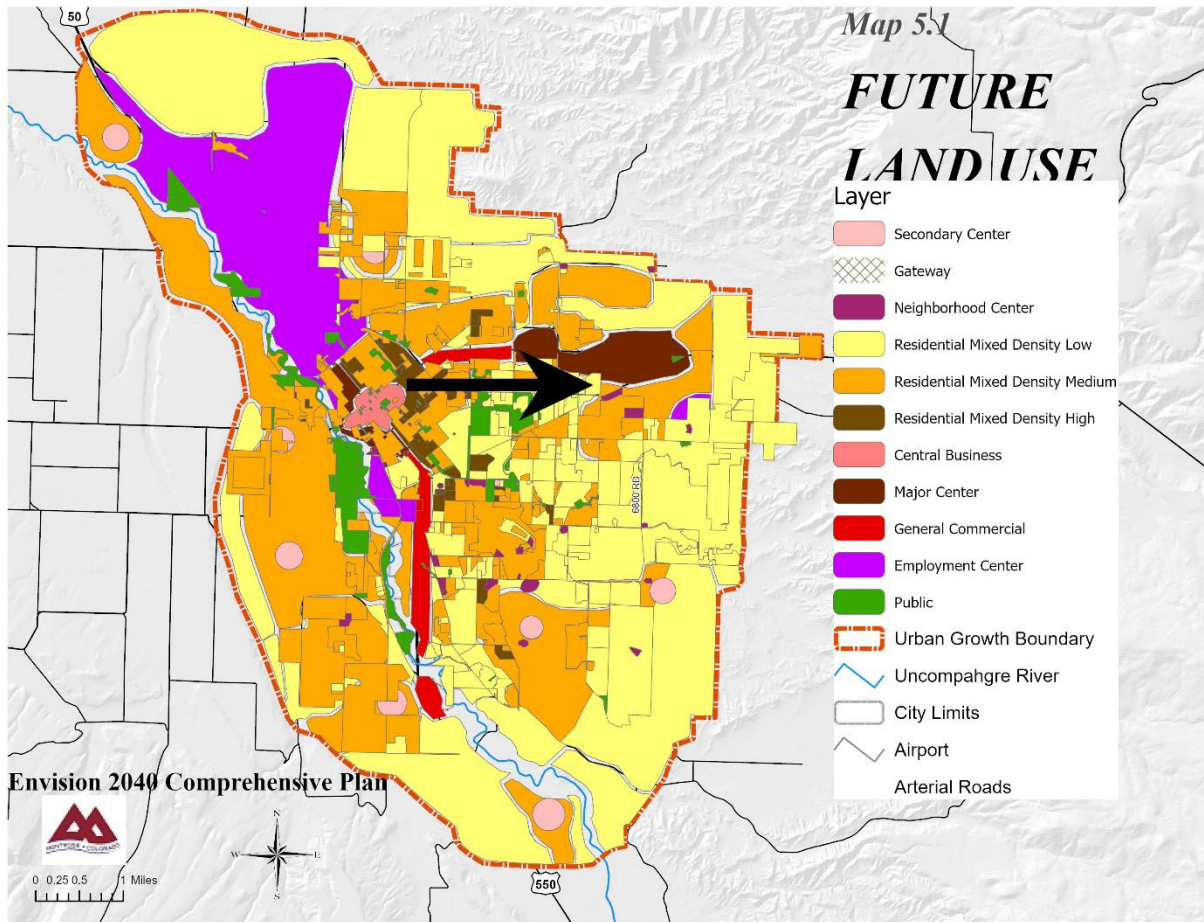


EXHIBIT A: Maps





Comprehensive Plan Future Land Use Map



SENERGY ADDITION

SITUATED IN SW1/4NE1/4 SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO

GATEWAY CENTER
ADDITION NO. 3
RECEPTION NO. 743969

LEGEND

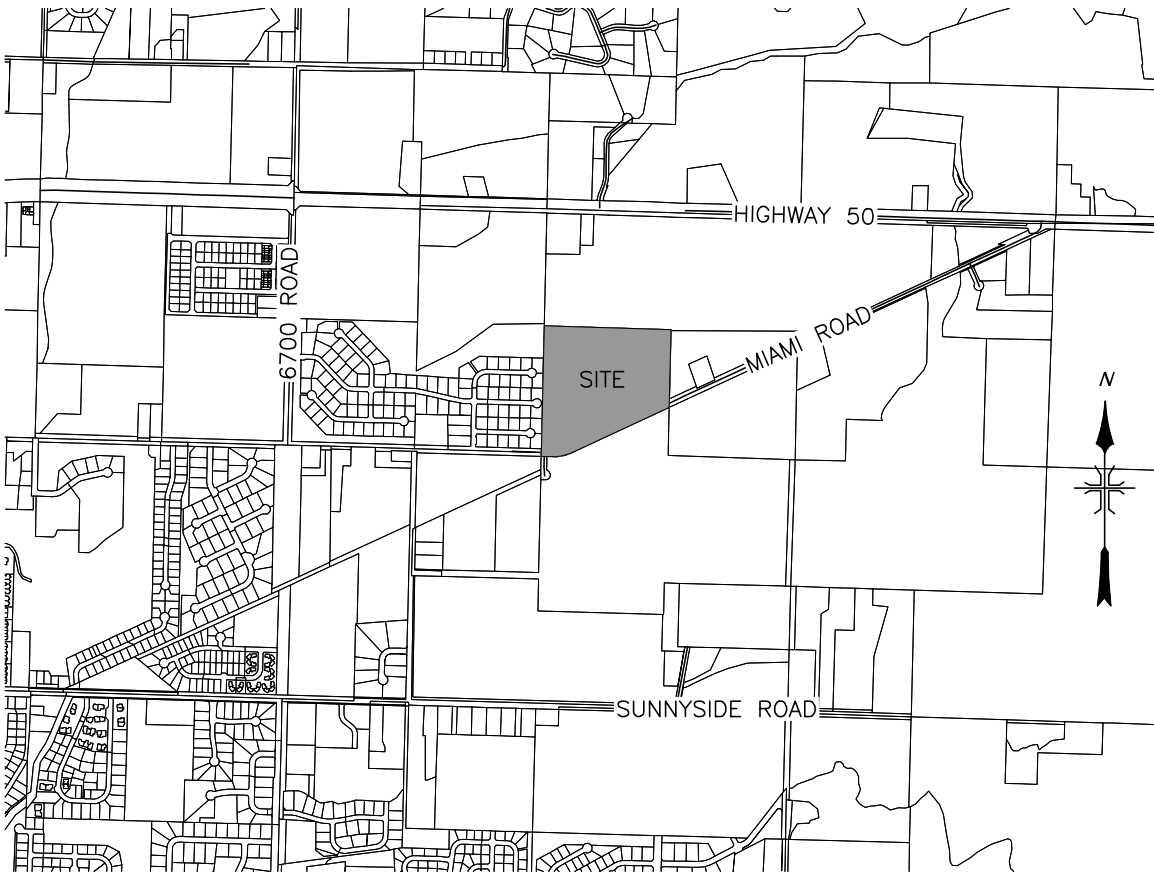
- //// CITY LIMITS
—— PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

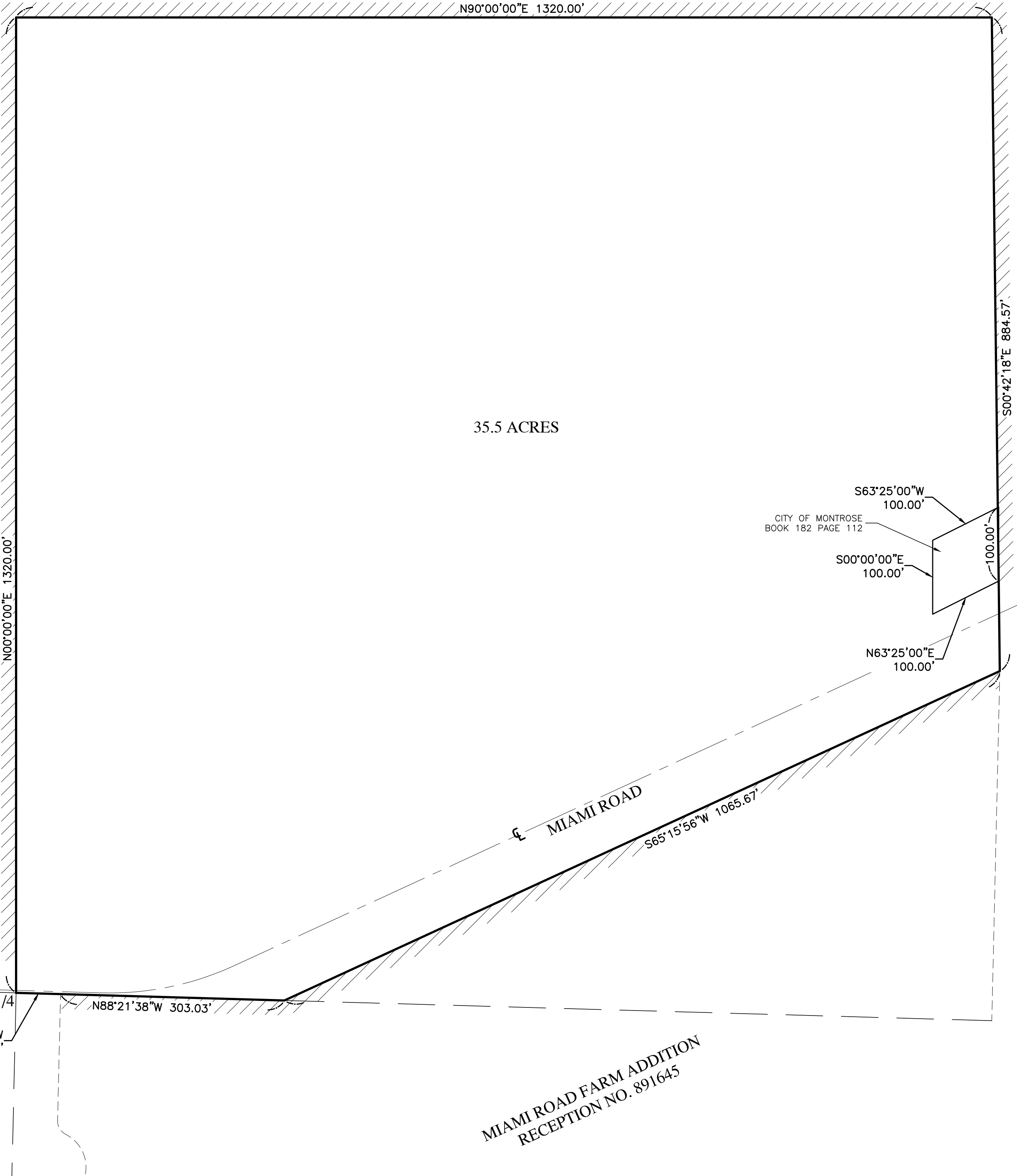
TOTAL PERIMETER = 4953.37'
PERIMETER CONTIGUOUS TO CITY LIMITS = ±4728'

NOTE:

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



VICINITY MAP
N.T.S.



GATEWAY CENTER
ADDITION NO. 3
RECEPTION NO. 743969

PROPERTY DESCRIPTION

A parcel of land situated in the SW1/4NE1/4 Section 25, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being more particularly described as beginning at the Center 1/4 corner of said Section 25; Thence along the West line of said SW1/4NE1/4 North 1320.00 feet; Thence along the North line of said SW1/4NE1/4 East 1320.00 feet; Thence S00°42'18\"/>

Containing 35.5 Acres more or less as described.

SURVEYOR'S CERTIFICATE

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

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

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____ 2022, annexed the property hereon to the City of Montrose.

Mayor

Attest:
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____ on the _____ day of _____, 2022 under Reception No. _____.

Clerk and Recorder
Montrose County, Colorado

Deputy

PRELIMINARY

TITLE: SENERGY ADDITION

CLIENT: SENERGY BUILDERS

ADDRESS & PHONE:
1111 S. 7TH STREET
GRAND JUNCTION, CO 81501
970-234-0708



DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
125 Colorado Ave. • Montrose, CO 81001 • (970) 248-2251 • (970) 248-2242 FAX
www.del-mont.com • service@del-mont.com

FIELD BOOK:	DRAWN BY: DCC	DATE: 2022-09-06
SHEET: 1 of 1	FILE: 22161V_ANNEX	JOB NO.: 22161

TYPE: ANNEX

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

EXHIBIT B: Zoning Code Excerpt

Sec. 4-4-6. "R-2" Low Density District.

- (A) *Intent.* The "R-2" Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
- (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 association.
 - (5) Accessory uses.
 - (6) Short-term rentals.
 - (7) Family child care home.
- (C) *Conditional Uses.*
 - (1) Places of worship.
 - (2) Schools.
 - (3) Childcare facilities.

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

