



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, April 18, 2023 - 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. The meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer> and recordings of the meetings can be viewed at <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) 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) Earth Week Proclamation
- 6) Arbor Day Proclamation
- 7) Municipal Clerks Week Proclamation
- 8) 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.

9) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the April 3, 2023, special City Council meeting and the April 4, 2023, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the April 3, 2023, special City Council meeting and the April 4, 2023, regular City Council meeting as presented.

10) APPOINTMENT OF MAYOR AND MAYOR PRO TEM

Mayor Dave Frank will preside over the selection of Mayor and Mayor Pro Tem for the 2023-2024 mayoral term.

11) PRESENTATION TO OUTGOING MAYOR

Mayor Pro Tem Barbara Bynum will acknowledge Mayor Dave Frank for his contributions as Mayor of the City of Montrose from April 2022 to April 2023.

12) RESOLUTION 2023-06 (10 minutes)

City Council consideration of Resolution 2023-06, a Resolution of the City of Montrose in opposition to statewide land use and zoning preemptions in Senate Bill 23-213. *Staff: City Attorney Ben Morris*

Action: Accept public comment. Consider making a motion to adopt Resolution 2023-06 as presented.

13) ORDINANCE 2620 - SECOND READING (15 minutes)

City Council consideration of Ordinance 2620 on second reading, an Ordinance of the City of Montrose authorizing the substitution of other City property for the City Hall building under a 2017 lease-purchase financing; and authorizing and approving documentation related thereto. *Staff: Finance Director Shani Wittenberg and City Attorney Ben Morris*

Action: Hold a hearing. Consider making a motion to adopt Ordinance 2620 on second reading as presented.

14) ORDINANCE 2621 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2621 on first reading, an Ordinance of the City of Montrose, Colorado, authorizing the loaning of money in conjunction with the sale of real property addressed at 433 South First Street, Montrose, Colorado, pursuant to Article II Section 5 of the Charter of the City of Montrose. *Staff: Assistant City Attorney Chris Dowsey*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2621 on first reading as presented.

15) SOUTH 3RD PLAZA CONSTRUCTION CONTRACT (10 minutes)

City Council consideration of the approval of \$699,527.58 in expenditures for construction of the South 3rd Plaza Project. This includes the award of a construction contract to Skip Huston Construction in the amount of \$659,527.58 and a survey/engineering support contract to Del-Mont Consultants in the amount of \$40,000.00. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to approve \$699,527.58 in expenditures for construction of the South 3rd Plaza Project as presented.

16) ORDINANCE 2622 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2622 on first reading, an Ordinance of the City of Montrose, Colorado, granting and authorizing the conveyance of an interest in City-owned real estate pursuant to § 1-9-2 of the Official Code of the City of Montrose (S. Third Street right of way). *Staff: City Engineer Scott Murphy, Planning Manager Jace Hochwalt, and City Attorney Ben Morris*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2622 on first reading as presented.

17) SUNSET VILLAGE ADDITION ANNEXATION (15 minutes)

City Council will hold a hearing on the annexation of the Sunset Village Addition. *Staff: Planning Manager Jace Hochwalt*

- A) Resolution 2023-07: City Council consideration of Resolution 2023-07, Findings of Fact for the Sunset Village Addition.

Action: Accept public comment. Consider making a motion to adopt Resolution 2023-07 as presented.

- B) Ordinance 2623 - First Reading: City Council consideration of Ordinance 2623 on first reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Sunset Village Addition.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2623 on first reading as presented.

18) ORDINANCE 2624 - FIRST READING (5 minutes)

City Council consideration of Ordinance 2624 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Sunset Village Addition as an "R-3A," Medium High Density District. *Staff: Planning Manager Jace Hochwalt*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2624 on first reading as presented.



19) OTTER ROAD RIGHT OF WAY DEDICATION PLAT (10 Minutes)

City Council consideration of the Otter Road Dedication, an Official Act of the City of Montrose plat. *Staff: Planning Manager Jace Hochwalt*

Action: Accept public comment. Consider making a motion to approve the Otter Road Dedication, an Official Act of the City of Montrose plat as presented.

20) 2023 PAVEMENT MARKING CONTRACT AWARD (10 minutes)

City Council consideration of the award of a contract for 2023 pavement marking services to Stripe a Lot of Montrose, Colorado, for the not-to-exceed amount of \$200,000.00. *Staff: Public Works Manager Jim Scheid*

Action: Accept public comment. Consider making a motion to approve the award of a contract for 2023 pavement marking services to Stripe a Lot of Montrose, Colorado, for the not-to-exceed amount of \$200,000.00.

21) STAFF REPORTS

A) Sales, Use, and Excise Tax Report (5 minutes)
Staff: Finance Director Shani Wittenberg

22) YOUTH CITY COUNCIL COMMENTS

23) CITY COUNCIL COMMENTS

24) MOTION TO ADJOURN



PROCLAMATION

Montrose Earth Week 2023

- WHEREAS,** the global community faces challenges such as environmental degradation, climate change, food and water shortages, and health issues; and
- WHEREAS,** all people, regardless of race, gender, income, background, or geography, have a moral right to a healthy, sustainable environment; and
- WHEREAS,** it is understood that citizens of the global community must take action for positive environmental change to combat such global challenges; and
- WHEREAS,** a sustainable environment can be achieved on the individual level through educational efforts, public policy, and consumer activism campaigns; and
- WHEREAS,** the sense of environmental responsibility reached through environmental knowledge acts as a catalyst for environmental action; and
- WHEREAS,** it is necessary to preserve and protect natural resources, wildlife, and recreation both on the Western Slope and throughout the world; and
- WHEREAS,** the improvement and protection of our environment will sustain our future generations.

NOW, THEREFORE, we, the City Council and Youth City Council of the City of Montrose, Colorado, do hereby proclaim the week of April 21, 2023 – April 28, 2023 as

EARTH WEEK

in the City of Montrose, and we urge all citizens to support efforts to uplift environmental initiatives in our City and encourage others to undertake similar actions.

IN WITNESS WHEREOF, we have hereunto set our hands and caused to be affixed the official Seal of the City of Montrose, this 18th day of April, 2023.

Dave Frank, Mayor

Grace Hotsenpiller, Youth Council Mayor



PROCLAMATION

Arbor Day - April 28, 2023

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify the community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, we, the City Council of the City of Montrose, Colorado, do hereby proclaim Friday, April 28, 2023 as

ARBOR DAY

in the City of Montrose, and urge all citizens to support efforts to protect our trees and woodlands and to support our City's urban forestry program. Further, we urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Montrose, this 18th day of April, 2023.

Dave Frank, Mayor



PROCLAMATION

***Municipal Clerks Week
April 30 through May 6, 2023***

WHEREAS, The role of the Municipal Clerk is a time honored and vital part of local government throughout the world; and

WHEREAS, The profession of Municipal Clerk is the oldest among public servants; and

WHEREAS, Municipal Clerks provide a professional link between the citizens, local government, and government agencies at other levels; and

WHEREAS, Municipal Clerks and Municipal Court Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, Colorado Municipal Clerks and Municipal Court Clerks continually strive to improve by participating in educational opportunities and programs offered by regional, state, and international professional organizations.

NOW, THEREFORE, we, the City Council of the City of Montrose, Colorado, do hereby proclaim the week of April 30 through May 6, 2023, as

Municipal Clerks Week

in the City of Montrose, hereby extend appreciation to Municipal Clerks and Municipal Court Clerks for the services they perform and their dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Montrose, this 18th day of April, 2023.

**David Frank, Mayor
City of Montrose**

A special meeting of the Montrose City Council was held on Monday, April 3, 2023, at 12:00 p.m., or immediately following the work session in the Community Room of the Montrose Public Safety Complex, 434 S. First Street. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Ben Morris, Samantha Vallejos, Lisa DelPiccolo

CALL TO ORDER

Mayor Dave Frank called the special meeting to order at 1:00 p.m.

EXECUTIVE SESSION

At 1:01 p.m., a motion was made by Barbara Bynum, seconded by Doug Glaspell, to enter into an executive session 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: City Attorney evaluation. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 1:34 p.m.

At 1:35 p.m., a motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adjourn with no further action taken. All voted yes. Motion passed.

ATTEST:

Dave Frank, Mayor

Lisa DelPiccolo, City Clerk

A regular meeting of the Montrose City Council was held on Tuesday, April 4, 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, Ed Ulibarri, Ann Morgenthaler, Ben Morris, Chris Dowsey, Lisa DelPiccolo, Greg Story, William Woody, Shani Wittenberg, Nik Pridy, Blaine Hall, Jace Hochwalt, Jim Scheid, Scott Murphy

ABSENT: J. David Reed

GUESTS: Rhiannon Bergman, Paty Johnson, Jack Krawczyk, Christian Vieweg, Ashley Dennis, Jamie Temple, Mike Surak

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.

AMERICORPS WEEK PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the week of April 3-9, 2023, as AmeriCorps Week within the City of Montrose. Mayor Frank presented the proclamation to Christian Vieweg, Public Health Analyst with Tri County Health Network.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the March 21, 2023, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the minutes of the March 21, 2023, regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2620 – FIRST READING

City Council considered Ordinance 2620 on first reading, an Ordinance of the City of Montrose authorizing the substitution of other City property for the City Hall building under a 2017 lease-purchase financing; and authorizing and approving documentation related thereto.

Finance Director Shani Wittenberg reported that Ordinance 2620 authorizes the substitution of the Animal Shelter & Brown Center facilities for the historic City Hall as collateral for 2017 lease purchase financing. Ms. Wittenberg stated that the combined value of the Animal Shelter and the Brown Center equal the value of the historic City Hall. Ms. Wittenberg said the City borrowed \$10 million in 2017 to address deferred maintenance. A total of \$4.8 million was dedicated to Montrose Urban Renewal Authority infrastructure and the remainder was applied throughout the City of Montrose.

City Council Ed Ulibarri expressed concerns related to an increased interest rate on the \$2.9 million loan without an opportunity to pay down the principal and the sale of the existing City Hall at 50 percent on the dollar for the existing mortgage.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to pass Ordinance 2620 on first reading as presented. Ed Ulibarri voted no. All others voted yes. Motion passed.

ORDINANCE 2618 – SECOND READING

City Council considered Ordinance 2618 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning designation of 122 acres adjacent to the south of the Cobble Creek Golf Course bordering 6400 Road from "R-3" Medium Density District with conditions to "R-3" Medium Density District with no conditions. A hearing was held.

Planning Manager Jace Hochwalt reviewed the location of the 122 acres that was originally annexed as part of the larger Two Creeks Addition in 1996. The original zoning ordinance included several conditions including a lot count restriction of 139 units which is far below the R-3 zoning standard. Mr. Hochwalt said that the restrictions within the ordinance should have been approached as a planned development, and staff determined that the best approach is a new zoning ordinance and Declaration of Covenants.

Mr. Hochwalt recommended adoption of Ordinance 2618, with the condition that the Declaration of Covenants is signed, stating that the request meets multiple Comprehensive Plan Goals.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Ed Ulibarri, to adopt Ordinance 2618 on second reading as presented expressly conditioned upon the execution and recording of the Agreement and Declaration of Covenants between the City of Montrose and Weststar Development, LLC that was authorized by City Council for signature at their February 21, 2023, Regular meeting. All voted yes. Motion passed.

ORDINANCE 2619 – SECOND READING

City Council considered Ordinance 2619 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning designation of Lot 12 of the Miami Business Park Subdivision Filing No. 1 and Lots 5-11 of the Miami Business Park Subdivision Filing No. 2, totaling 5.56 acres, from "OR" Office-Residential to "R-4" High Density District. A hearing was held.

Mayor Pro Tem Barbara Bynum recused herself from the discussion and left the meeting at 6:20 p.m.

Planning Manager Jace Hochwalt reviewed the location of the subject property along the 600 block of East Star Court adjacent to the Star Drive-In. Mr. Hochwalt reviewed the zoning of the surrounding area and the applicant's plan to construct a multi-building, multi-family development. The current OR zoning would require a conditional use permit, while the R-4 zoning would allow higher density without a conditional use permit.

Mr. Hochwalt recommended approval stating that the request meets multiple Comprehensive Plan goals.

Parking and traffic concerns were discussed.

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 Ed Ulibarri, to adopt Ordinance 2619 on second reading as presented. All present voted yes. Motion passed.

Ms. Bynum rejoined the meeting at 6:25 p.m.

DRY CEDAR CREEK FINAL PLANNED DEVELOPMENT

City Council considered the Dry Cedar Creek Final Planned Development.

Planning Manager Jace Hochwalt reviewed the plan for a multifamily development known as The Residences at Dry Cedar Creek. Mr. Hochwalt stated that the preliminary PD Plan was presented at the last City Council meeting and there are no changes between the preliminary and final plans.

Mr. Hochwalt reviewed the location of the 7.34 acres next to the Community Recreation Center and said the development includes 60 multifamily units on 4.41 acres of the parcel. Mr. Hochwalt stated that while multi-family housing is a permitted use within the R3-A district, more than one building on a parcel requires a PD process. Mr. Hochwalt said the applicant is ready for construction and the site development application has been approved.

Mr. Hochwalt stated that the Final PD plan includes 1.82 acres of open space which exceeds the 20 percent threshold. The deviations included in the proposal are to allow multiple buildings on a single parcel and to allow a minimum setback of two feet from the UVWUA canal easement.

Mr. Hochwalt recommended approval stating that the request is in compliance with Zoning Regulations and the Comprehensive Plan and meets the intent of the R3-A zoning designation.

Public comment was accepted.

Paty Johnson asked about guidelines for affordable housing. Mayor Dave Frank reported that staff members would be available to discuss this topic with her outside of the meeting.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to approve the Dry Cedar Creek Final Planned Development. All voted yes. Motion passed.

ANDERSON ROAD PAVING CONSTRUCTION CONTRACT

City Council considered the approval of \$679,873.30 in expenditures for construction of the Anderson Road Paving Project. This includes the award of a construction contract to Skip Huston Construction in the amount of \$639,873.30 and a survey/engineering support contract to Del-Mont Consultants in the amount of \$40,000.00.

City Engineer Scott Murphy provided an overview on the project to pave Anderson Road, including curb, gutter, sidewalk, and paving, from Townsend Avenue to Commercial Lane. The project was designed in house with assistance from Del-Mont Consultants.

Mr. Murphy reviewed the bid process and said Skip Huston submitted the low bid of four bids received. Mr. Murphy said once the road is closed, the contractor has 75 calendar days to complete the work. Access will be available for businesses and residents during the closure. Mr. Murphy stated that \$500,000.00 was budgeted for the project, and the excess amount is due to inflation. Mr. Murphy said that \$60,000.00 of the \$180,000.00 overrun is contingency.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Ed Ulibarri, to approve \$679,873.30 in expenditures for construction of the Anderson Road Paving Project as presented. All voted yes. Motion passed.

2023 PARKS MOWER PURCHASE RECOMMENDATION

City Council considered the purchase of three Toro mowers from Roaring Fork Rentals in Glenwood Springs, Colorado, for the total purchase price of \$51,432.00.

Public Works Manager Jim Scheid reviewed a recommendation to purchase three Toro mowers for use by City crews at Cedar Creek Cemetery, the Sunset Mesa ball fields, and portions of other parks. Mr. Scheid stated that the City is standardizing its fleet of mowers to Toro mowers for cost savings and ease of operation, and Roaring Fork Motors is the regional supplier. Mr. Scheid said government pricing was available through Toro. The purchase exceeds the budgeted amount of \$49,200.00, but excess funds were collected through the Fleet Fund.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Ed Ulibarri, to approve the purchase of three Toro mowers from Roaring Fork Rentals in Glenwood Springs, Colorado, for the total purchase price of \$51,432.00. All voted yes. Motion passed.

STAFF REPORTS

Planning Manager Jace Hochwalt invited the public to an open house for the Land Use Code amendment process on Monday, April 17, beginning at 6 p.m. Mr. Hochwalt said the purpose of the project is to consolidate and modernize the Land Use Code for ease of use, and the City is in the first phase of a multiphase process.

Public Works Manager Jim Scheid announced that the City will transition back to the Elks Civic Building for public meetings including City Council meetings, Planning Commission Meetings and Municipal Court sessions, beginning on April 17.

YOUTH CITY COUNCIL COMMENTS

No comments were provided.

CITY COUNCIL COMMENTS

City Councilor Ed Ulibarri commented on recent road repairs using new Public Works equipment and recycled asphalt millings.

Mayor Pro Tem Barbara Bynum asked for an update on the Black Canyon Golf Course. Deputy City Manager Ann Morgenthaler reported that the Golf Course is currently open during good and is transitioning to summer operating hours soon. Ms. Morgenthaler said a new point-of-sale system has been installed, and a new menu is in place at The Rusty Putter with additional appetizer options.

Mayor Dave Frank reported that the City currently has numerous employment opportunities including many seasonal positions.

MOTION TO ADJOURN

At 6:56 p.m., a motion was made by Doug Glaspell, seconded by Barbara Bynum, to adjourn the meeting with no further action taken.

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk

RESOLUTION 2023-06

RESOLUTION OF THE CITY OF MONTROSE IN OPPOSITION TO STATEWIDE LAND USE AND ZONING PREEMPTIONS IN SENATE BILL 23-213

WHEREAS, for a century, the State of Colorado has committed both in statute and in the state constitution to the local control of land use planning and zoning because local governments are closest to the land and the people that occupy it; and

WHEREAS, zoning and land use cannot be viewed separately from the impacts of proposed uses of land on surrounding properties and a community as a whole, including the ability to ensure adequate water and utilities; to provide enough public safety services, schools, and recreational services; to make sure that sufficient and safe infrastructure is available to handle increased population or more intense uses; to align development with the community's economic goals; to prevent displacement of existing people; to preserve important historical sites; and to protect open space and the environment in general; and

WHEREAS, Senate Bill 23-213 would place statewide mandates on hyper-local land use matters and impose the judgment of state legislators and regulators who lack the understanding needed to make the right decisions for our community; and

WHEREAS, Senate Bill 23-213 will undermine long-range planning efforts and will severely limit our ability to maintain reasonable zoning regulations to ensure a high quality of life and sound economic environment for our current and future residents, workers, and business owners; and

WHEREAS, Senate Bill 23-213 silences the voices of our residents by taking away the right to be heard at public hearings on zoning matters or to use their constitutional rights of initiative or referendum to address zoning and land use matters.

NOW, THEREFORE, be it resolved by the City Council of the City of Montrose that:

1. It is the position of the City of Montrose that municipalities are best suited to determine appropriate zoning laws for their communities and that collaboration and cooperation – not top-down statewide mandates and giveaways to special interests – are the solution to Colorado's affordable housing problem.
2. The City of Montrose opposes Senate Bill 23-213 and strongly urges its legislators to vote NO on this unprecedented and irresponsible preemption.

Resolved this ____ day of _____, 2023.

CITY OF MONTROSE

_____, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

ORDINANCE NO. 2620

AN ORDINANCE OF THE CITY OF MONTROSE AUTHORIZING THE SUBSTITUTION OF OTHER CITY PROPERTY FOR THE CITY HALL BUILDING UNDER A 2017 LEASE-PURCHASE FINANCING; AND AUTHORIZING AND APPROVING DOCUMENTATION RELATED THERETO

WHEREAS, Ordinance No. 2437 (the “2017 Ordinance”) of the City of Montrose (the “City”) authorized a financing for various capital improvements through the City’s conveyance of a long-term leasehold interest in the City Hall building, located at 433 South 1st Street in the City (the “City Hall”), pursuant to the City Hall Site Lease dated as of November 9, 2017 (the “City Hall Site Lease”) by and between the City, as lessor, and Zions Bancorporation, N.A., as successor to ZB, N.A. (the “Lender”), as lessee, and contemporaneously subleasing the City Hall back from the Lender pursuant to the City Hall Lease Purchase Agreement dated as of November 9, 2017 (the “City Hall Lease Purchase Agreement”) between the Lender, as sublessor, and the City, as sublessee; and

WHEREAS, the City has entered into a contract for the sale of its fee ownership interest in the City Hall and, to enable the sale of the property and avoid the need to refinance the underlying financial obligation related to the City Hall Lease Purchase Agreement, the Lender has agreed to the substitution of a parcel including the Animal Shelter, located at 3383 N Townsend Avenue and the Brown Center, located at 3325 N Townsend Avenue (collectively, the “Substituted Parcel”) as replacement for and release of the encumbrance of City Hall under the City Hall Lease Purchase Agreement; and

WHEREAS, it is in the best interests of the City and its inhabitants that (i) City shall convey a long-term leasehold interest in the Substituted Parcel to the Lender pursuant to the 3383/3325 Site Lease (the “3383/3325 Site Lease”) by and between the City, as lessor, and the Lender, as lessee, reflecting the same material terms and provisions as the City Hall Site Lease, (ii) the Substituted Parcel be substituted for and replace the City Hall under the City Hall Lease Purchase Agreement pursuant to a First Amendment to City Hall Lease Purchase Agreement between the Lender, as sublessor, and the City, as sublessee (the “First Amendment”) to maintain the existing financial terms and provisions established in 2017 for the financing of street improvements, and (iii) the City Hall Site Lease be terminated and the City Hall be released from the encumbrance of the City Hall Lease Purchase Agreement; and

WHEREAS, there have been presented to the administrative staff of the City and its advisors, and made available to the Montrose City Council (the “City Council”), copies of the 3383/3325 Site Lease and the First Amendment; and

WHEREAS, the City Council desires to authorize and otherwise proceed with the substitution described herein;

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

Section 1. Authorization of Substitution. The City Council hereby approves the long-term lease of the Substituted Parcel to the Lender in accordance with the 3383/3325 Site Lease and the lease-back of the Substituted Parcel from the Lender to the City pursuant to the City Hall Lease Purchase Agreement, as amended by the First Amendment. The 3383/3325 Site Lease and the First Amendment, in substantially the forms and with substantially the content presented to the City Council, are in all respects approved, authorized and confirmed, and the Mayor, or in the Mayor's absence the Mayor Pro-Tem, is authorized and directed to execute the 3383/3325 Site Lease and the First Amendment in substantially the forms and with substantially the same content as the forms thereof presented to the City Council, for and on behalf of the City, but with such changes therein as the Mayor, or in the Mayor's absence the Mayor Pro-Tem, may deem necessary or appropriate upon the advice of the City Attorney, as evidenced by the execution thereof.

Section 2. Execution of Miscellaneous Documents. The City Clerk or, in the absence thereof, the Deputy City Clerk is hereby authorized and directed to attest all signatures and acts of any official of the City Council or the City in connection with the matters authorized by this Ordinance, and to place the seal of the City on the 3383/3325 Site Lease and the First Amendment and all other additional certificates, documents and other papers (including all documentation necessary to complete the termination and release of the City Hall Site Lease and the release of the encumbrance of the City Hall under the City Hall Lease Purchase Agreement) associated with the actions and other matters authorized by this Ordinance. The Mayor, the Mayor Pro-Tem and other officials, employees and agents of the City are hereby authorized to execute and deliver for and on behalf of the City any and all additional agreements, certificates, documents and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the actions and other matters authorized or contemplated by this Ordinance.

Section 3. Reaffirmation of Declarations, Findings, Representations Covenants and Warranties. The declarations and findings of the City provided in Section 6 of the 2017 Ordinance are hereby reaffirmed with the execution of the First Amendment. Except as expressly provided, modified or amended in the First Amendment, the terms and provisions of the City Hall Lease Purchase Agreement shall remain unchanged and in full force and effect and are hereby affirmed, confirmed and ratified in all respects. Without limiting the foregoing, the representations, covenants and warranties of the City set forth in Section 2.01 of the City Hall Lease Purchase Agreement, as amended by the First Amendment, are hereby reaffirmed.

Section 4. Ratification of Prior Actions. All actions heretofore taken (not inconsistent with the provisions of this Ordinance) by the City Council or by the officers and employees of the City directed toward the completing the substitution of property for the purposes herein set forth are hereby ratified, approved and confirmed.

Section 5. Headings. The headings to the various sections and paragraphs to this Ordinance have been inserted solely for the convenience of the reader, are not a part of this Ordinance, and shall not be used in any manner to interpret this Ordinance.

Section 6. Severability. It is hereby expressly declared that all provisions hereof and their application are intended to be and are severable. In order to implement such intent, if any provision hereof or the application thereof is determined by a court or administrative body to be invalid or unenforceable, in whole or in part, such determination shall not affect, impair or invalidate any

other provision hereof or the application of the provision in question to any other situation; and if any provision hereof or the application thereof is determined by a court or administrative body to be valid or enforceable only if its application is limited, its application shall be limited as required to most fully implement its purpose.

Section 7. Repealer. All orders, bylaws, ordinances, and resolutions of the City, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed to the extent only of such inconsistency or conflict.

Section 8. Publication and Effective Date. Pursuant to the home-rule charter of the City, this Ordinance shall be published in full following first reading and a public hearing shall be set not earlier than seven (7) days after publication. This Ordinance shall take effect and be in force five (5) days after publication following final passage. If this Ordinance is published by title, the publication shall include a summary of the subject matter hereof and a notice to the public that copies of the full text are available at the office of the City Clerk.

INTRODUCED, READ AND PASSED on first reading, this 4th day of April, 2023.

CITY OF MONTROSE, COLORADO

ATTEST:



Lisa DelPiccolo, City Clerk





David Frank, Mayor

You will please take notice that the City Council of the City of Montrose, Colorado will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Tuesday, the 18th day of April, 2023, at the hour of 6:00 p.m. in the City Council Chambers located in the Elks Civic Building, 107 S. Cascade Avenue, in Montrose, Colorado

INTRODUCED, READ AND ADOPTED on second reading this 18th day of April, 2023.

CITY OF MONTROSE, COLORADO

ATTEST:

Lisa DelPiccolo, City Clerk

_____, Mayor

ORDINANCE NO. 2621

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, APPROPRIATING FUNDS AND AUTHORIZING THE LOANING OF MONEY IN CONJUNCTION WITH THE SALE OF REAL PROPERTY ADDRESSED AT 433 SOUTH FIRST STREET, MONTROSE, COLORADO, PURSUANT TO ARTICLE II SECTION 5 OF THE CHARTER OF THE CITY OF MONTROSE

WHEREAS, the authorization of the sale of the property currently known as City Hall which has the address of 433 South First Street, Montrose, Colorado 81401 was approved by Council on first reading by City Council on March 7, 2023; and

WHEREAS, a condition of the sale of City Hall was that the City shall originate the loan for the purchaser; and

WHEREAS, being the loan originator allows the City to have more control over City Hall in the event the purchaser is not able to fulfill the obligations of the loan; and

WHEREAS, the City intends to have the proceeds of this sale fund the City's portion of the Montrose Permanent Fund, which will be a \$2,000,000.00 endowment fund, in partnership with Colorado Mesa University, who shall fund the remaining portion, through the Colorado Mesa University Foundation, which shall provide a permanent source of funding to support Montrose students who attend Colorado Mesa University; and

WHEREAS, Article II, Section 5 of the City Charter mandates an ordinance for the appropriation of funds and to authorize the borrowing of money.

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

SECTION 1:

The sale price of City Hall, which has the address of 433 South First Street, Montrose, Colorado 81401, is \$1,550,000.00. Rathbone PropCo, LLC has placed \$50,000.00 earnest money in escrow and shall pay the City \$250,000.00 of the sale price at closing. City Council hereby authorizes the loan of \$1,250,000.00 of the sale price of City Hall to Rathbone PropCo, LLC as a condition of the sale.

SECTION 2:

The City Council hereby authorizes the allocation of \$400,000.00 to the Colorado Mesa University Foundation to create the Montrose Permanent Fund, for the current fiscal year. The allocation of the \$400,000.00 is contingent upon the closing of the sale of City Hall.

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 18th day of April, 2023, at the hour of 6:00 p.m. in the City Council Chambers located in the Elks Civic Building, 107 S. Cascade Avenue, in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 18th day of April, 2023.

ATTEST:

Lisa DelPiccolo, City Clerk

_____, Mayor

INTRODUCED, READ and ADOPTED on second reading this 2nd day of May, 2023.

ATTEST:

Briceida Ortega, Deputy City Clerk

_____, Mayor

CONTRACT AWARD CONSIDERATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: March 22, 2023
RE: South 3rd Plaza Construction Contract Award
CC: William Bell, Shani Wittenberg

Action

Consider the approval of \$699,527.58 in expenditures for construction of the South 3rd Plaza Project. This includes the award of a construction contract to Skip Huston Construction in the amount of \$659,527.58 and a survey/engineering support contract to Del-Mont Consultants in the amount of \$40,000.

Background and Initial Project Plan

The City of Montrose and Colorado Mesa University (CMU) have collectively been working over the years to expand the CMU campus and improve the campus experience within downtown Montrose. As a continuation of this effort, CMU is currently working on a remodel of Cascade Hall (336 South 3rd Street) and the City of Montrose has been planning to perform street and sidewalk maintenance/improvements on South 3rd Street. These overlapping projects have created an opportunity to collectively improve South 3rd Street to meet the long-term needs of both entities. To that end, this joint City/CMU project will convert a portion of South 3rd Street into a parking lot with an extension of the existing CMU plaza (see Figure 1).

An excerpt from the original project plans is included as an attachment to this memo with each of the main project elements summarized below:

1. **Partial Closure and Vacation of South 3rd.** The project would extend the existing plaza alongside the library to include the area in front of Cascade Hall. See discussion regarding right of way vacation below.
2. **Pedestrian Plaza.** The pedestrian plaza's long range plan includes gathering/seating areas, new landscaping and irrigation, lighted seatwalls, a bike rack, new lighting, benches, picnic tables/chairs, and a flagpole to be used by the summer police academy. Due to budget constraints, some of these elements will be constructed at a later date as discussed below.
3. **Conversion of South 3rd and CMU Parcel to Parking Lots.** The remaining area of South 3rd Street and the vacant lot owned by CMU west of Cascade Hall are planned to be converted to public parking lots. Even when accounting for parking losses along the northern side of Cascade Hall, this will result in a net increase of eight parking spaces over what is currently available within the project area.

Project Bidding and Expenditures

Construction of the South 3rd Plaza Project was put out for bid on February 3rd and one bid was publicly received on March 8, 2023 as summarized in Table 1 below. The bid total presented includes a 10 percent contingency.

TABLE 1 Summary of Bid Results		
Contractor	Location	Bid Total
Skip Huston Construction	Montrose, CO	\$1,103,153.54

The City has recent positive experience working with the low bidder, Skip Huston Construction, and considers them qualified to perform the work. Although the City only received one bid, the unit rates presented in the bid are reasonable and in line with costs experienced recently on similar City projects.

In addition to the construction work, the anticipated cost of engineering support and survey stakeout is \$40,000 based on proposals provided by the project designer, Del-Mont Consultants.

Budget, Scope Reduction, and Contract Award Recommendation

The initial budget for this project was \$700k which included \$500k out of the City's capital improvement fund and \$200k from CMU. This places the initial project approximately \$440k over the budget.

In response to this overage, the City and CMU worked to modify the scope of work by removing some elements from the project. It should be noted that all of these elements can be added back into the project relatively easily at a later date as funds allow. Casing pipes will also be included beneath all concrete work in order to allow all future work to be performed without having to remove anything constructed with the current project.

Elements to be Removed from this Contract

- Brick seatwalls and lighting
- Table, chair, and umbrella assemblies
- Irrigation water service
- Irrigation piping, controls, and service taps
- Landscaping improvements (to be substituted with crusher fines for now)
- Plaza lighting (relies on adjacent lighting for now)
- Replacement of existing red banner arm lights on 3rd

Elements that Remain in the Contract

- Parking lot lighting
- Trash receptacles
- Benches
- Bike rack
- Electrical circuit and conduits for future use
- Flagpole with solar lighting kit
- All plaza concrete

Based on negotiated costs for this updated scope of work, it is recommended that a construction contract in the amount of \$659,527.58 be awarded to Skip Huston Construction and an engineering/surveying support contract in the amount of \$40,000 be awarded to Del-Mont Consultants.

Project Schedule and Traffic Control

In anticipation of the plaza project, the City's water department is currently working to replace an aged waterline along the northern side of South 3rd Street. Once this work is complete, the contractor will then start on construction of the plaza and parking lot project. The bulk of construction is scheduled to be completed and open for use by mid-August before CMU's fall semester. Some longer lead items (such as the installation of furnishings and lighting) are scheduled to be complete by the end of October.

The project area will be closed to through traffic throughout the construction project. Access to local residences and businesses will be maintained at all times throughout construction.

Contract Administration

Contract administration, project management, and inspection will be performed by the City of Montrose engineering department with support from the design engineer as needed.

ROW Vacation and Ownership of Improvements

Similar to a partial right of way vacation of Cascade Avenue that occurred for the existing CMU plaza in 2014, the City intends to vacate portions of the South 3rd right of way within the proposed plaza area. The City would retain a utility easement and would also retain the non-plaza portions of the South 3rd Street right of way. Documents associated with the right of way vacation ordinance are included with the council packet materials.

As is typical of right of way vacations, the property reverts back 50/50 to the adjoining property owners. In this instance, half would go to the Montrose Regional Library and half to CMU as the owners of Cascade Hall. It is our understanding that, following vacation, the library intends to then deed their half back to CMU.

As the landowner, CMU would maintain the expanded plaza area and the parking lot immediately west of Cascade Hall. The City would maintain the remaining South 3rd rights of way/parking areas.

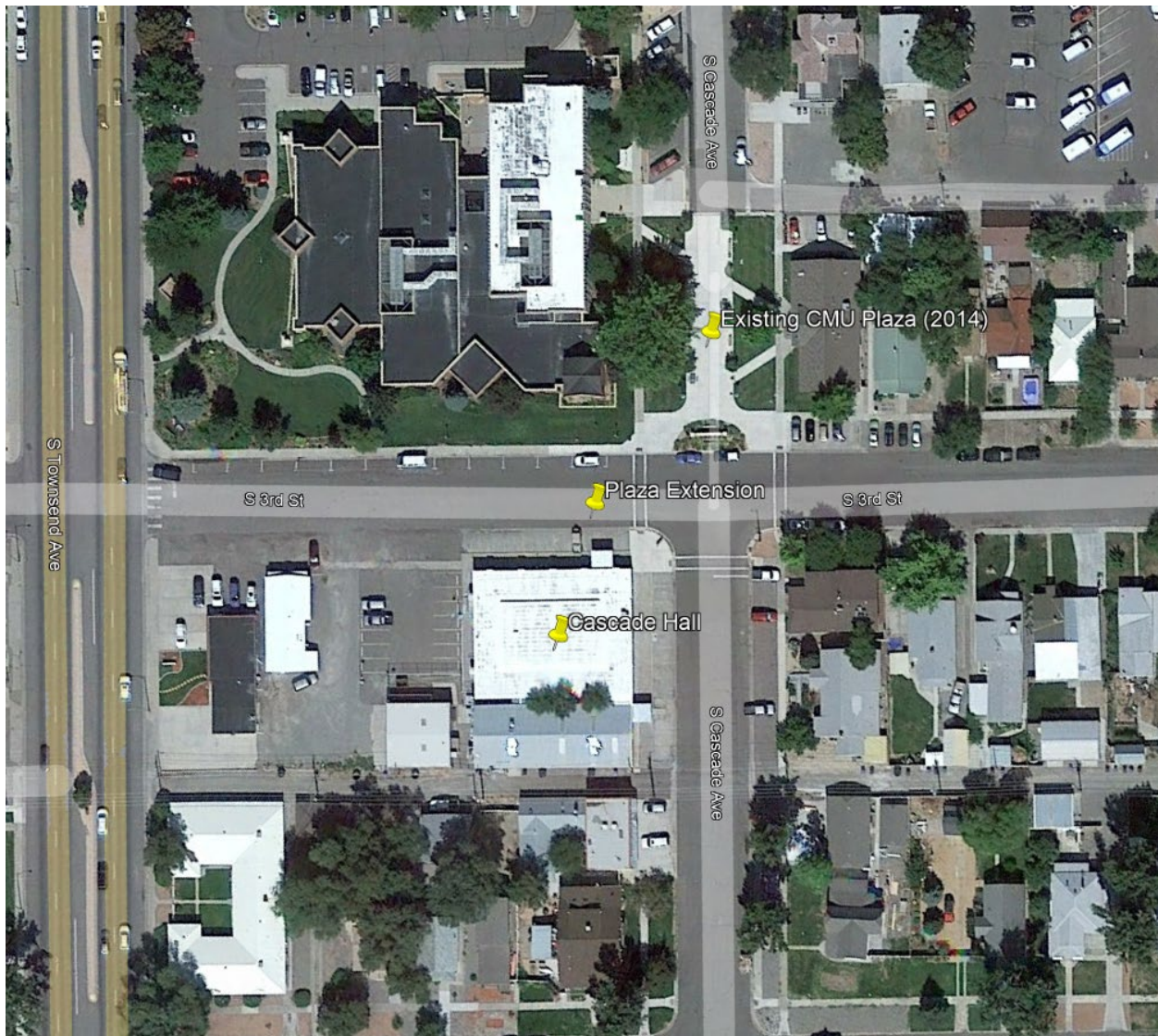


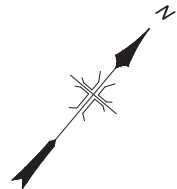
Figure 1: Project Location Map

	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING PROPERTY LINE
	EXISTING GAS LINE
	EXISTING COMMON UTILITY LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING IRRIGATION VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING LIGHT POLE

Diagram illustrating the proposed road layout and features:

- 5800
- 5796
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- PROPOSED TRANSITION CURB & GUTTER
- PROPOSED WATER LINE
- PROPOSED ROOF DRAIN
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED DRAINAGE FLOWLINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT DRIVE AISLE/ PARKING AREA
- W
- RD

1. SIGN R7-8 "RESERVED PARKING" TO BE MOUNTED 84" FROM TOP OF SIDEWALK TO BOTTOM OF SIGN.
2. SIGN R7-A "VAN ACCESSIBLE" TO BE MOUNTED 12" BELOW SIGN R7-8, BOTTOM OF SIGN TO BOTTOM OF SIGN
3. ALLEY WORK SHOWN IS BEING BID AS A BID ALTERNATE SHOULD BUDGET ALLOW.
4. DEPENDING ON COSTS, CITY AND CMU MAY REPLACE SIDEWALK,V-PAN & PARKING AREA ALONG EASTERN SIDE OF CASCADE HALL. BID FORM FOR THIS ALTERNATE WORK IS INCLUDED WITH BID DOCUMENTS. IF AWARDED, DETAILED PLANS WILL BE PROVIDED



1" = 20'

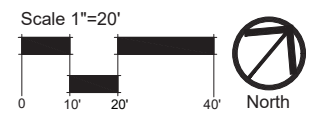
Scale in feet

20' 0 20' 40'

A horizontal scale bar with alternating black and white segments. The segments are labeled 20', 0, 20', and 40' from left to right.

FOR BIDDING PURPOSES ONLY
NOT APPROVED FOR CONSTRUCTION

LANDSCAPE SITE PLAN:



GENERAL NOTES & SOIL PREP NOTES:

- 1. REFER TO THE CMU STANDARD SPECIFICATIONS, AND THE LANDSCAPE AND IRRIGATION SPECIFICATIONS FOR ALL WORK RELATED TO THIS PROJECT.
- 2. SEE THE LANDSCAPE NOTES (SHEET L-2), AND SPECS FOR REQUIRED SOIL PREP FOR ALL SHRUB BEDS & SOD AREAS INCLUDING REMOVAL OF ALL UNSATISFACTORY MATERIAL AND REPLACEMENT WITH AMENDED 60/40 TOPSOIL.
- 3. CONTRACTOR TO SUPPLY AND INSTALL NEW WATER TAP AND METER ASSEMBLY (TAP, SERVICE LINE, STOP VALVES, METER PIT, AND YOKE), CITY TO PAY CAPACITY AND HOOKUP FEES.

LANDSCAPE SITE LEGEND:

REFERENCE □ NOTES □ SCHEDULE			
SYMBOL	DESCRIPTION	QTY	
	1 6 FT. X 6 FT. DIAGONAL GRID PAVING PATTERN. TOOLED CONTROL JOINTS TO MATCH EXISTING PLAZA NORTHEAST OF SITE. SEE CIVIL PLANS.	SEE CIVIL DWGS.	
SYMBOL	DESCRIPTION	QTY	
	2 3/8" MINUS TAN GRANITE STONE MULCH, 3" DEEP (NO LANDSCAPE FABRIC). SEE EXAMPLE PHOTO THIS SHEET.	2,853 SF	
	3 6"X6" FLAT TOP POUR-IN-PLACE CONCRETE EDGER. SEE THE DETAIL ON SHEET L-3.	62 LF	
SYMBOL	DESCRIPTION	QTY	
	4 2' T X 2' W X 4' L TAN SANDSTONE LANDSCAPE BOULDER. RECTILINEAR SHAPE. SEE THE DETAIL ON SHEET L-3.	5	
	5 12 FT. LONG, 18" HIGH BRICK VENEER SEATWALL. SEE THE DETAILS ON SHEET L-4.	5	
	6 TRASH RECEPTACLE. SEE THE DETAIL ON SHEET L-4.	4	
	7 STEEL BENCH. SEE THE DETAIL ON SHEET L-4.	4	
	8 TABLE, CHAIRS, & UMBRELLA ALL IN ONE. SEE THE DETAIL ON SHEET L-4.	6	
	9 RIBBON BICYCLE RACK. IN-GROUND MOUNT INSTALLATION PER MFG RECOMMENDATIONS. SEE THE DETAIL ON SHEET L-4.	1	
	10 30 FT. TALL FLAGPOLE. EDER FLAG MFG, MODEL #ECL30-IH, INSTALL PER THE MFG RECOMMENDATIONS IN A CONCRETE FOOTER. SEE THE DETAIL ON SHEET L-4.	1	
	11 RESET EXISTING "CASCADE HALL" MONUMENT SIGN. INSTALL EACH POST IN 12" DIAMETER X 2 FT. DEEP CONCRETE FOOTING.	1	
	12 1.5" DEDICATED WATER METER FOR IRRIGATION. SEE THE CIVIL DRAWINGS AND IRRIGATION PLANS. METER OFF THE WATER LINE LOCATED IN SO. 3RD STREET. SEE GENERAL NOTE 3 ON THIS SHEET.	1	
	13 IRRIGATION BACKFLOW ASSEMBLY AND LOCKABLE CAGE. SEE THE IRRIGATION PLANS.	1	
	14 PROPOSED LIGHT STANDARDS. SEE THE LIGHTING PLAN.	SEE LIGHTING	

S. TOWNSEND AVENUE

S. 3RD ST.

CASCADE HALL

S. 3RD ST.

CASCADE AVENUE

ALLEY ACCESS



3/8" MINUS TAN GRANITE:
STONE MULCH SHALL BE 3/8" MINUS TAN GRANITE AS IS AVAILABLE FROM MOORE'S PIT IN GATEWAY. www.moresmining.com. NO LANDSCAPE FABRIC WILL BE USED. SHRUB BEDS SHALL HAVE IMPORT AMENDED TOPSOIL, AND SHALL HAVE 3" DEEP OF SPECIFIED STONE MULCH PLACED ON TOP THROUGHOUT.

A
L-1

STONE MULCH EXAMPLE PHOTO

NOT TO SCALE

REVISIONS	BY

Julee Wolverton,
Landscape Architect

61945 Nighthawk Road
Montrose, CO 81403
office: 970.249.9392
mobile: 970.417.1779
julee@juleewolverton.com

CMU Montrose Campus - So. 3rd Street Plaza
Landscape Plans
Montrose, Colorado

DATE
02/01/23

SHEET TITLE
LANDSCAPE
SITE PLAN

SHEET No.
L-1

Page 26 of 60

LANDSCAPE PLANTING PLAN:

Scale 1"=20'

0

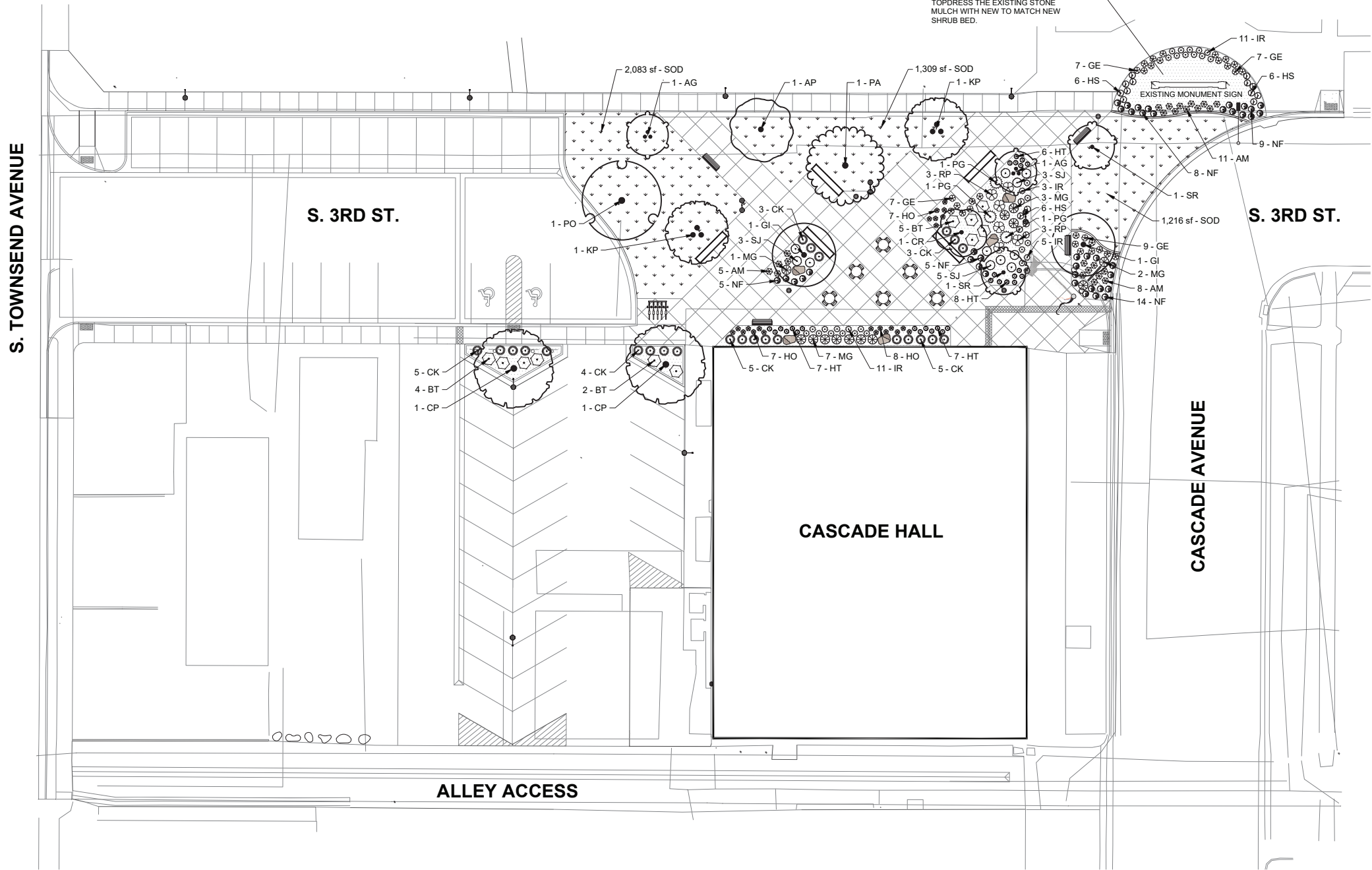
10'

20'

40'

North

NOTE: SEE SHEET L-3
FOR THE PLANT LEGEND,
SIZES, AND TOTAL
QUANTITIES.



LANDSCAPE NOTES:

1. FOR GRADING PLAN, REFER TO CIVIL ENGINEER DRAWINGS. SLOPE GRADES AWAY FROM THE BUILDING & SEATWALLS TO ASSURE POSITIVE DRAINAGE AWAY FROM THE THEIR FOUNDATIONS. FINISH GRADE (BOTH TURF AND TOP OF STONE MULCH OF SHRUB BEDS SHALL BE 1/2" BELOW EDGE OF WALKS, CURBS, ETC).
2. IN LANDSCAPE BEDS AND TURF GRASS AREAS REMOVE ALL UNSATISFACTORY EXISTING MATERIAL (INCLUDING ASPHALT, CONCRETE, SUBBASE MATERIAL, ABANDONED LINES, TRASH, ETC.), EXCAVATE OUT (8" MINIMUM FOR PROPOSED TURF AREAS AND 18" FOR PROPOSED SHRUB BED AREAS), AND IMPORT "AMENDED 60/40 TOPSOIL". TILL IMPORT TOPSOIL 6" INTO EXISTING SUBGRADE TO MIX. WHEEL ROLL TO LIGHTLY COMPACT TO REDUCE FUTURE SETTLEMENT.
3. SOIL AMENDMENT – INCORPORATE 6 CUBIC YARDS/1,000 SF AREA OF SOIL AMENDMENT (MIXTURE TO BE 100% DECOMPOSED BARK MULCH, OR APPROVED SOIL CONDITIONER, INTO THE TOP 6" OF EXISTING TOPSOIL THROUGHOUT ALL AREAS TO BE SODDED. CONTRACTOR TO SUBMIT CHEMICAL ANALYSIS OF ORGANIC MATTER AMENDMENT TO BE USED.
4. FERTILIZER FOR SOD TO BE A SLOW RELEASE, BALANCED HOMOGENOUS FERTILIZER AND INCORPORATED 4" INTO SOIL.
5. WHEN INSTALLING PLANT MATERIAL, OVER EXCAVATE THE PLANTING HOLES THREE TIMES THE DIAMETER OF THE ROOTBALL. ALL TREES AND SHRUBS TO RECEIVE A BACKFILL MIXTURE OF 1/3 SOIL AMENDMENT (MIXTURE TO BE 100% DECOMPOSED BARK MULCH OR APPROVED SOIL CONDITIONER) INTO 2/3'S EXISTING PLANT PIT TOPSOIL. PLANT EACH SHRUB 1" HIGHER THAN SURROUNDING GRADE. PLANT DECIDUOUS TREES 2" ABOVE SURROUNDING GRADE. SMOOTH GRADE UP TO ROOTBALL. REFER TO CSU EXTENSION STANDARDS (http://static.colostate.edu/client-files/csfs/pdfs/TreePlanting_636.pdf)
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL BE INSTALLED AT THE SITE. THE SYSTEM WILL IRRIGATE ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, AND TURF GRASS SOD USING DOMESTIC WATER THAT IS METERED OFF OF THE DOMESTIC WATER LINE, AND INCLUDE A BACKFLOW PREVENTER. USE THE EXISTING BRANSCOME CENTER IRRIGATION CONTROLLER. REFER TO THE IRRIGATION PLANS AND SPECIFICATIONS.
7. ALL TREES SHALL BE SELECTED FOR A STRAIGHT CENTRAL LEADER (UNLESS SPECIFIED AS MULTI-STEM). TREES TO BE STAKED WITH STAKES PER THE DETAIL. FOR 3" CALIPER DECIDUOUS TREES AND EVERGREEN TREES OVER 8 FT., USE 3 STAKES (STAKE TO GROUND LEVEL).
8. NO LANDSCAPE FABRIC WILL BE USED. SHRUB BEDS SHALL BE AMENDED, AND SHALL HAVE 3" OF SPECIFIED STONE MULCH PLACED THROUGHOUT. STONE MULCH SHALL BE 3/8" MINUS TAN GRANITE AS IS AVAILABLE FROM MOORE'S PIT IN GATEWAY. www.moresmining.com.
9. POUR-IN-PLACE 6"x6" FLAT TOP CONCRETE EDGING TO BE USED AS SEPARATION AROUND TURF GRASS AREAS WITH SMOOTH CURVED LINES. SEE THE PLAN FOR LOCATIONS.
10. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, LOW WATER USE REQUIREMENTS, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
11. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING OR INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES. CONTRACTOR IS TO CONTACT COLORADO 811 FIVE (5) WORKING DAYS IN ADVANCE OF ANY TRENCHING OR DIGGING.
12. WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, AND 3 PER SHRUB.
13. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS.
14. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE-YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. CMU SHALL TAKE OVER LANDSCAPE & IRRIGATION MAINTENANCE AT TIME OF FINAL ACCEPTANCE OF INSTALLATION. TIME LANDSCAPE CONSTRUCTION SO THAT IRRIGATION AND LANDSCAPE WORK DO NOT OCCUR WHEN GROUND IS FROZEN.

REVISIONS	BY

Julee Wolverton,
Landscape Architect

61945 Nighthawk Road
Montrose, CO 81403
office: 970.249.9392
mobile: 970.417.1779
julee@juleewolverton.com

CMU Montrose Campus - So. 3rd Street Plaza
Landscape Plans
Montrose, Colorado

DATE 02/01/23
SHEET TITLE LANDSCAPE PLANTING PLAN
SHEET No. L-2

ORDINANCE NO. 2622

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, GRANTING AND AUTHORIZING THE CONVEYANCE OF AN INTEREST IN CITY-OWNED REAL ESTATE PURSUANT TO § 1-9-2 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE

WHEREAS, Colorado Mesa University – Montrose, wishes to grow and expand its campus, while also providing a safe and inviting area for pedestrians and students to congregate; and

WHEREAS, the City of Montrose desires to work in common with the university and its efforts to expand; and

WHEREAS, the City of Montrose wishes to convey a portion of South Third Street, as described in **Exhibit A** attached hereto, to the adjacent property owners, Colorado Mesa University – Montrose, and Montrose Regional Library District; and

WHEREAS, the City owns and wishes to retain a utility easement within the described South Third Street right-of-way, described in **Exhibit B**, attached hereto.

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

SECTION 1: Disposal of Property

The portion of property particularly described in **Exhibit A**, attached hereto and incorporated herein, is hereby disposed of by the City of Montrose and shall be conveyed to the adjacent property owners, Colorado Mesa University and Montrose Regional Library District. The City shall retain an easement for all public utilities within the vacated right-of-way as shown on **Exhibit B**, attached hereto and incorporated herein.

SECTION 2: City Council Findings

The City Council hereby finds, determines, and declares that this Ordinance is necessary and proper to serve the best interest of the citizens of Montrose, and promote their health, safety and welfare.

SECTION 3: Power to Adopt

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, and pursuant to § 1-9-2 of the Official Municipal Code of the City of Montrose.

SECTION 4: Effective as Provided by the City of Montrose Charter

This Ordinance shall be published and shall become effective as provided by the City Charter of the City of Montrose.

SECTION 5: Authorization to Execute

The City Council hereby authorizes the Mayor and City Staff to execute all documents required to consummate said conveyance to the adjacent property owners, Colorado Mesa University and Montrose Regional Library District.

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 18th day of April, 2023, at the hour of 6:00 p.m. in the City Council Chambers located in the Elks Civic Building, 107 S. Cascade Avenue, in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 18th day of April, 2023.

ATTEST:

_____, Mayor

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 2nd day of May, 2023.

ATTEST:

_____, Mayor

Briceida Ortega, Deputy City Clerk



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: Jace Hochwalt, Planning Manager
DATE: April 18, 2023
RE: ANX22-0103 Sunset Village Addition

ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Annexation Plat Map
- Exhibit C: 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:

February 6th:	Council Work Session overview
March 7th:	Council Resolution to set a hearing date
March 22nd:	Planning Commission zoning hearing
April 18th:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
May 2nd:	2nd reading of annexation and zoning ordinances

Application Background:

The Sunset Village Addition is a proposed annexation approximately 10.01 acres in size. The property is two parcels located at 576 6600 Road and 616 6600 Road. The parcels are 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 single or multi-family



residential development. An Annexation Agreement has been completed.

Proposed Zoning: “R-3A” Medium High Density District

Applicant: Cook Family Trust (Floyd L. Cook as Trustee)

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 4-4-7.1 (A) Intent: The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential 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-4” High Density District, and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Sunset Village 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 and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.
 - a. Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites.
 - b. 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.
- c. 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-3A” zoning does not appear to be adverse to the public health, safety and welfare.

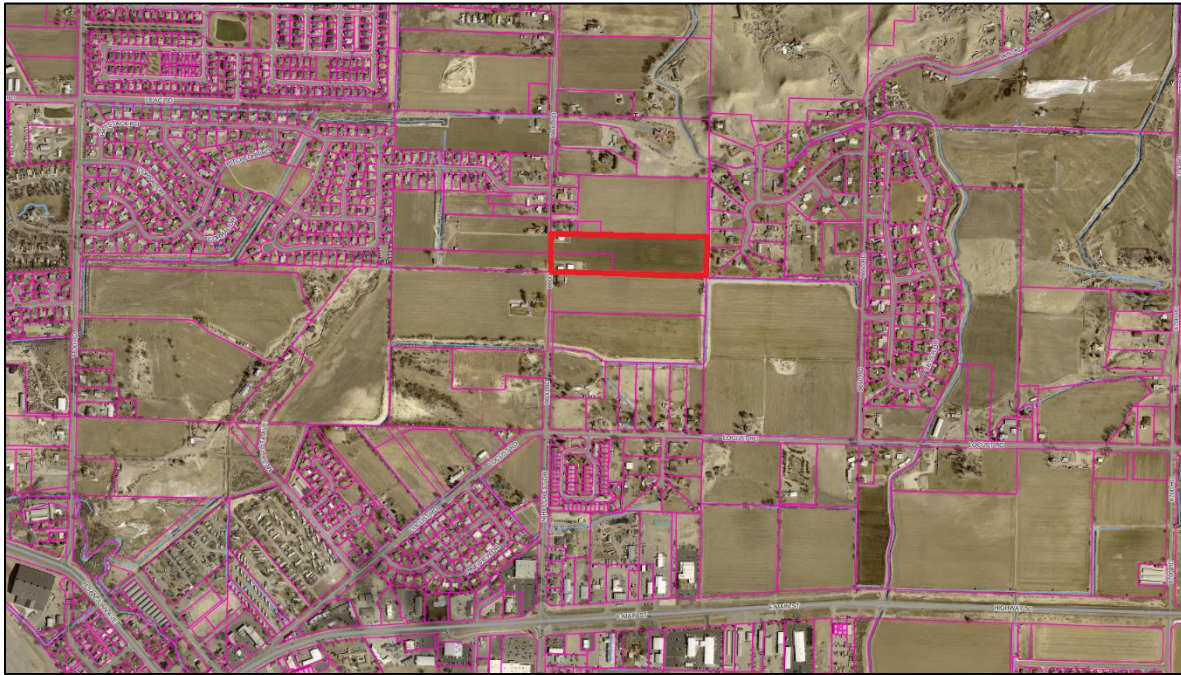
Staff Recommendation:

Staff recommends approval of the annexation and “R-3A” Medium High Density District.

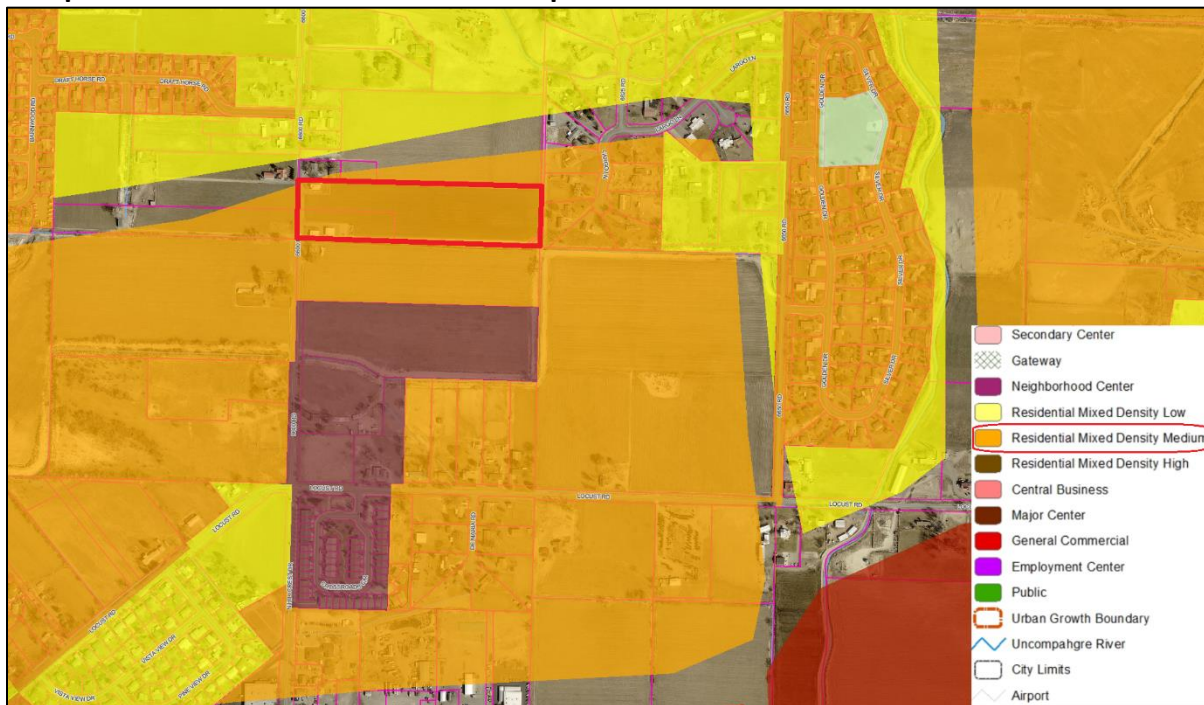


EXHIBIT A: Maps

Vicinity Map



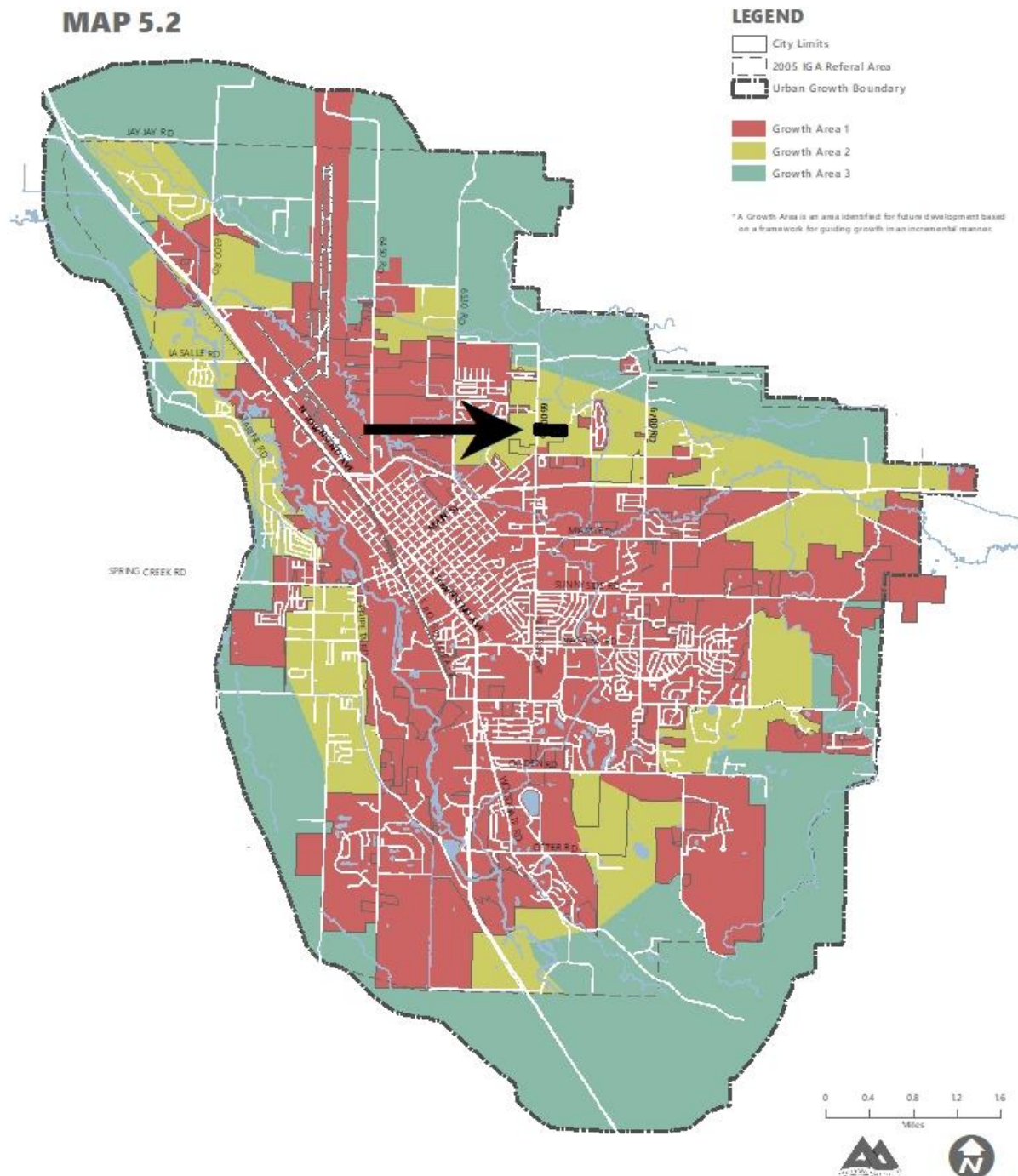
Comprehensive Plan Future Land Use Map



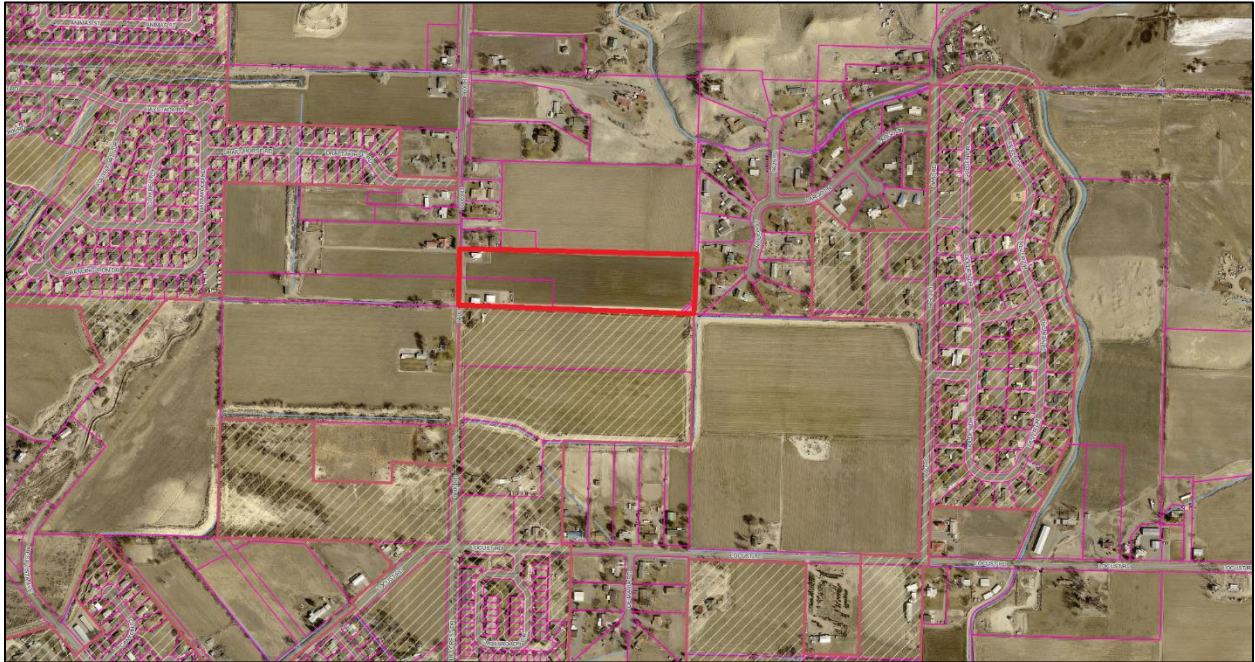
Comprehensive Plan Growth Areas Map

GROWTH AREAS*

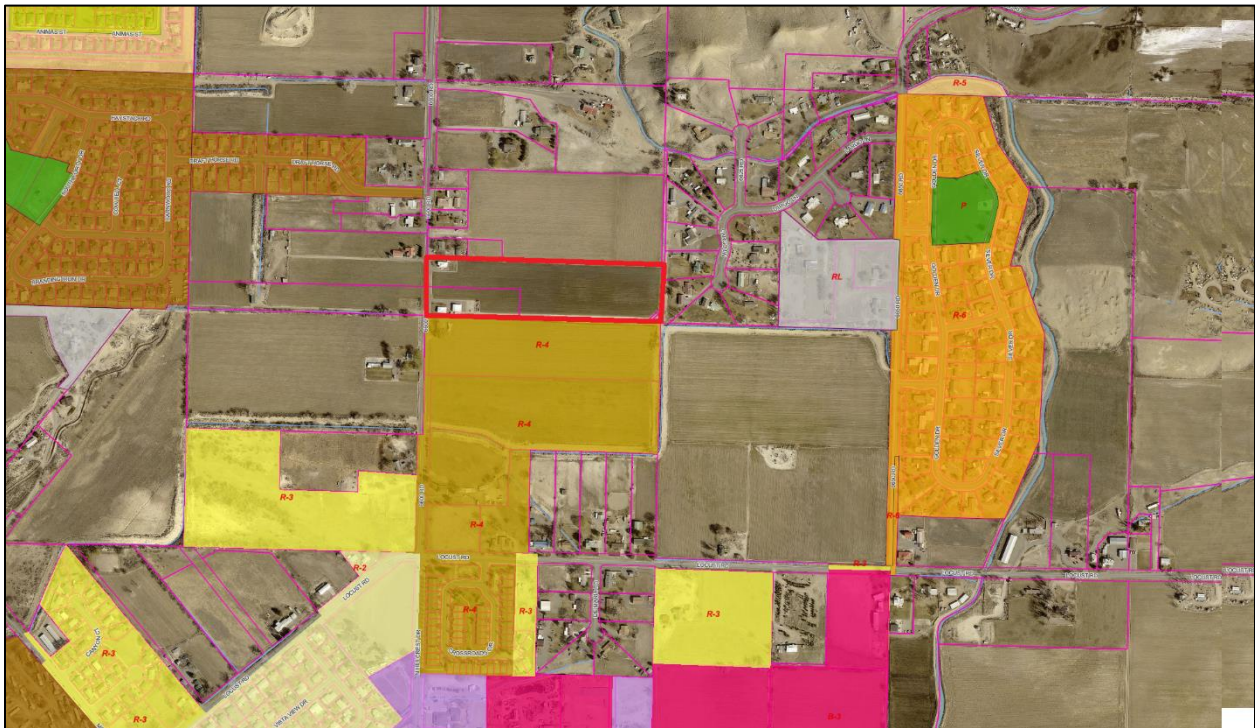
MAP 5.2



Existing City Limits Map



Existing Zoning Map



Stay here. Play everywhere.
MONTROSE COLORADO

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EXHIBIT C: Zoning Code Excerpt

Sec. 4-4-7.1. "R-3A" Medium High Density District.

- (A) *Intent.* The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
- (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.
 - (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 , § 4-4-7.1, 5-7-2019; Ord. No. 2561 , 10-19-2021)



RESOLUTION NO. 2023-07

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

The City Council hereby set forth its findings of fact and conclusions based thereon with respect to the annexation of the **Sunset Village Addition** based on the evidence contained in the official file, the official records of the City of Montrose, Colorado and the evidence produced at the Hearing held on April 18, 2023.

FINDINGS OF FACT

1. The requirements of the applicable parts of C.R.S. §§ 31-12-104, 105 have been met including the following:
 - A. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City as can be seen from the annexation map.
 - B. A community of interest exists between the area proposed to be annexed and the City, due to the proximity of the area to the City, the desire the owners to annex and existing City services in the area.
 - C. The area is urban or will be urbanized in the near future and the area is already substantially integrated with, and is capable of being fully integrated with the City.
 - D. It is practical to extend City services to the area on the same terms and conditions on which services are available to City citizens generally.
 - E. No land held in identical ownership has been divided into separate parts. No tract over 20 acres with a valuation of over \$200,000 has been included without written consent. No annexation proceedings concerning this area have been commenced by any other municipality.
 - F. This annexation will not result in any detachment of area from the Montrose School District No. RE-IJ. No part of the area to be annexed extends any more than three miles from the existing City boundaries. The City has in place a plan for that area as required by C.R.S. § 31-12-105.
 - G. The entire width of any streets to be annexed are included within the annexation.
 - H. Access shall be allowed to annexed portions of the street to the owners of unincorporated property adjoining annexed streets on a reasonable basis.
2. No petition for annexation election has been submitted and an election is not required pursuant to C.R.S. § 31-12-107(2).

3. The City Council has determined that additional terms and conditions will not be imposed.
4. The Petition was signed by the owners of 100% of the property to be annexed exclusive of streets and alleys.
5. Proper notice of this hearing was published and mailed as required by C.R.S. § 31-12-108.
6. An Annexation Impact Report will be filed.

CONCLUSIONS

1. The area proposed for annexation as the **Sunset Village Addition** is eligible for annexation pursuant to applicable parts of C.R.S. § 31-12-104.
2. None of the limitations of C.R.S. § 31-12-105 apply to restrict annexation.
3. Said Addition may be annexed by Ordinance pursuant to C.R.S. § 31-12-111, without election.

ADOPTED this 18th day of April, 2023, by the Montrose City Council.

CITY OF MONTROSE, COLORADO

By _____
_____, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

ORDINANCE NO. 2623

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE **SUNSET VILLAGE ADDITION**.

WHEREAS, a petition for the annexation of a tract of land known as the **Sunset Village 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 **SUNSET VILLAGE 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 18th day of April, 2023, at the hour of 6:00 p.m. Montrose City Council Chambers, Elks Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 18th day of April, 2023.

ATTEST:

_____, Mayor

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 2nd day of May, 2023.

ATTEST:

_____, Mayor

Briceida Ortega, Deputy City Clerk

EXHIBIT A

Legal Description

Tract No. 1:

A Tract of land in the Southwest Quarter Northwest Quarter (SW1/4NW1/4), of Section Twenty-three (23), Township Forty-nine (49) North, Range Nine (9) West, N.M.P.M., described as beginning at the Southwest corner of the Northwest Quarter (NW1/4) of said Section 23, thence North 165 feet, thence East 528 feet to a point 165 feet North of the South line of said SW1/4NW1/4, Section 23, thence South 165 feet, thence West 528 feet to the point of beginning, County of Montrose, State of Colorado.

Also known by street and number as: 576 66.00 Rd., Montrose, Colorado 81401.

And additionally, the parcel described as follows:

Tract No. 2:

The South Quarter of the Southwest Quarter of the Northwest Quarter (S1/4SW1/4NW1/4) of Section Twenty-three (23) in Township Forty-nine (49) North of Range Nine (9) West of the New Mexico Principal Meridian, EXCEPT a tract described as beginning at the Southwest corner of the NW1/4, said Section 23, thence North 165 feet, thence East 528 feet to a point 165 feet North of the South line of said SW1/4NW1/4, Section 23, thence South 165 feet, thence West 528 feet to the point of beginning, County of Montrose, State of Colorado.

Also known by street and number as: 616 66.00 Rd., Montrose, Colorado 81401.

ORDINANCE NO. 2624

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE **SUNSET VILLAGE ADDITION** AS AN "R-3A," MEDIUM HIGH DENSITY DISTRICT

WHEREAS, the **Sunset Village 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 **Sunset Village Addition**, according to the Official Annexation Map thereof, as an "R-3A," Medium 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 18th day of April, 2023, 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 18th day of April, 2023.

ATTEST:

Lisa DelPiccolo, City Clerk

_____, Mayor

INTRODUCED, READ and ADOPTED on second reading this 2nd day of May, 2023.

ATTEST:

Briceida Ortega, Deputy City Clerk

_____, Mayor



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: Jace Hochwalt, Planning Manager
DATE: April 18, 2023
RE: Otter Road Right of Way Dedication – Official Act of the City

ATTACHMENTS:

- Exhibit A: Vicinity Map
- Exhibit B: ROW Dedication Plat
- Exhibit C: The Grove Preliminary Subdivision Plat

City Council Consideration:

Consider making a motion to approve the Otter Road Right of Way dedication, an Official Act of the City of Montrose Plat.

Background:

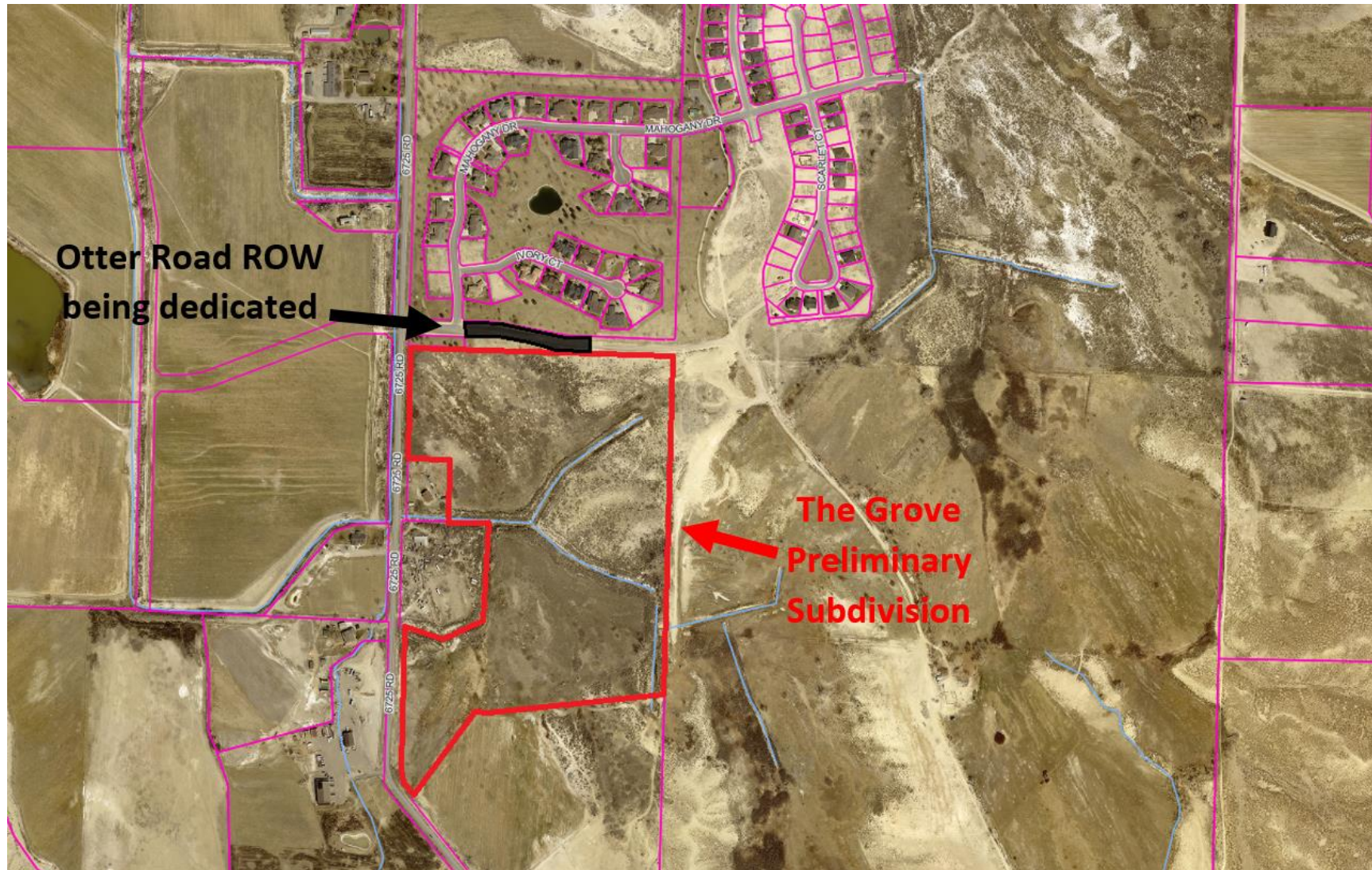
City Council recently passed The Grove Preliminary Subdivision Plat at their March 21, 2023 Regular Meeting. The developer of the Grove Subdivision is getting ready to start infrastructure construction, but before that can begin, Otter Road must be dedicated as City right of way, as Otter road is providing primary access to the initial phase of the proposed subdivision. With this Official Act of the City proposal, Otter Road will be extended approximately 680 feet to accommodate access to the proposed Grove Subdivision.

Typically, all rights of way would be dedicated by the developer at time of subdivision, however, because the area that encompasses Otter Road is situated on a separate parcel with a separate owner, an Official Act of the City is required for right-of-way dedication. The area of Otter Road which is being dedicated is currently owned by Sunshine of Montrose, Inc. The plat map for the dedication has been reviewed and approved by staff, and the property owner (Sunshine of Montrose, Inc.) has been in contact with City staff and has agreed sign the right of way dedication plat. Once approved, the developer can start infrastructure construction.

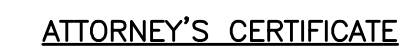
Schedule:

April 3, 2023 City Council Work Session
April 18, 2023 City Council Regular Meeting – Action Item

Exhibit A: Vicinity Map



SITUATED IN SECTIONS 2 & 11, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



Attorney _____
Atty. Reg. No. _____
Date: _____

City Engineer

Deputy City Manager

City Attorney
Atty. Reg. No. _____

Mayor

Deputy

Page 45 of 60

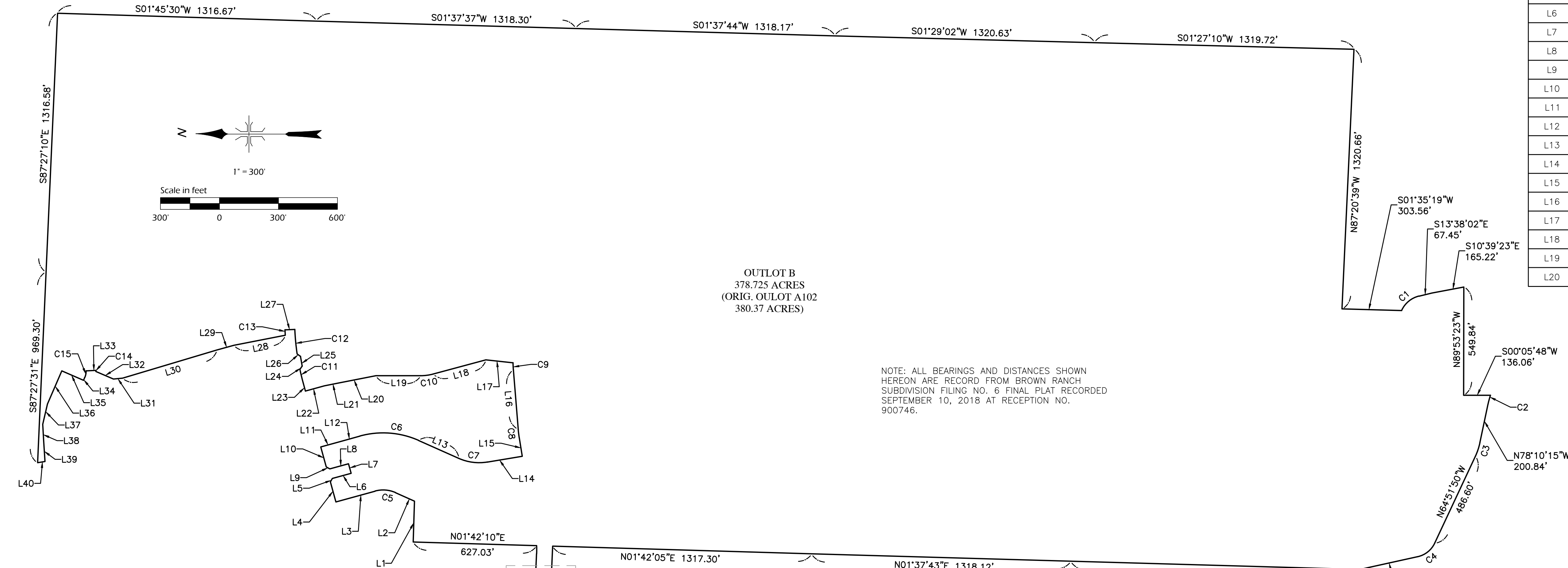
OTTER ROAD DEDICATION

AN OFFICIAL ACT OF THE CITY OF MONTROSE

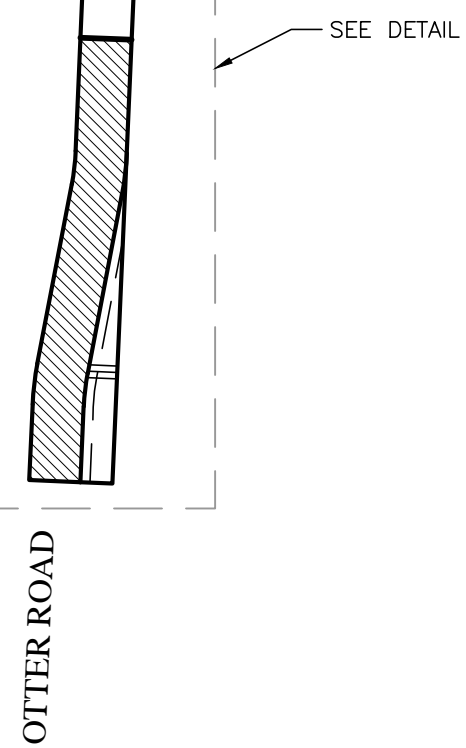
SITUATED IN SECTIONS 2 & 11, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°17'50"E	207.67'
L2	N23°58'37"E	105.36'
L3	N15°22'19"W	206.39'
L4	N74°37'41"E	105.59'
L5	S60°22'19"E	20.38'
L6	S15°22'19"E	98.74'
L7	N74°37'41"E	50.00'
L8	N15°22'19"W	98.74'
L9	N29°37'41"E	20.38'
L10	N74°37'41"E	105.59'
L11	S15°22'19"E	100.00'
L12	S15°22'19"E	106.39'
L13	S23°58'37"W	222.93'
L14	S09°25'15"E	180.18'
L15	N80°34'45"E	94.07'
L16	N85°19'54"E	301.34'
L17	N06°08'15"E	138.92'
L18	N15°02'13"W	277.68'
L19	N00°00'00"E	227.15'
L20	N11°04'11"W	185.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N11°04'11"W	82.06'
L22	N15°22'19"W	100.00'
L23	N74°37'41"E	41.90'
L24	S56°32'24"E	20.55'
L25	N80°19'45"E	50.01'
L26	N35°18'20"E	20.86'
L27	N02°26'48"W	50.00'
L28	N11°03'32"W	265.89'
L29	N15°18'11"W	90.21'
L30	N16°38'45"W	500.00'
L31	N05°10'50"W	46.94'
L32	N23°15'15"E	97.40'
L33	N02°31'15"W	50.00'
L34	N66°33'19"W	16.19'
L35	N23°26'41"E	120.00'
L36	N66°33'19"W	183.33'
L37	N76°42'05"W	106.12'
L38	S86°43'32"W	88.34'
L39	S86°11'00"W	100.89'
L40	N09°16'16"W	38.24'



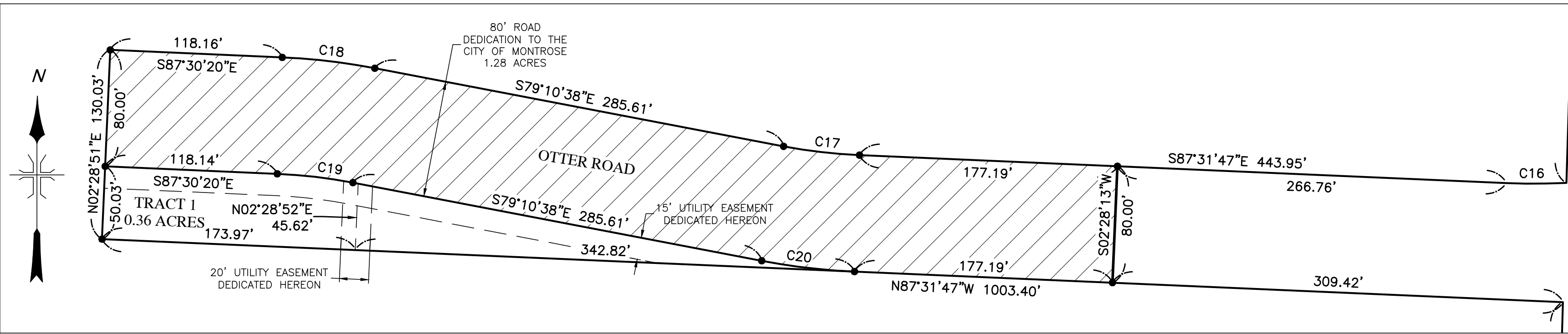
CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	118.78'	131.01'	051°56'45"	N39°36'24"W	114.75'
C2	46.23'	365.73'	007°14'33"	N74°32'59"W	46.20'
C3	73.25'	315.37'	013°18'26"	S71°31'03"E	73.08'
C4	114.42'	125.00'	052°26'40"	S38°38'30"E	110.46'
C5	106.45'	155.00'	039°20'57"	N04°18'09"E	104.37'
C6	305.61'	445.00'	039°20'57"	S04°18'09"W	299.64'
C7	148.64'	255.00'	033°23'52"	S07°16'41"W	146.54'
C8	44.79'	540.00'	004°45'09"	N82°57'19"E	44.78'
C9	37.24'	540.00'	003°57'05"	N87°18'26"E	37.23'
C10	64.30'	245.00'	015°02'13"	N07°31'06"W	64.11'
C11	71.22'	1225.00'	003°19'52"	S76°17'37"W	71.21'
C12	125.36'	1225.00'	005°51'48"	S84°37'18"W	125.30'
C13	27.54'	1275.00'	001°14'15"	S86°56'05"W	27.54'
C14	5.27'	125.00'	002°25'03"	N88°41'17"E	5.27'
C15	33.99'	75.00'	025°57'56"	S79°32'17"E	33.70'
C16	41.62'	460.00'	005°11'04"	N89°52'41"E	41.61'
C17	52.48'	360.00'	008°21'10"	S83°21'13"E	52.44'
C18	63.96'	440.00'	008°19'43"	S83°20'29"E	63.90'
C19	52.33'	360.00'	008°19'43"	S83°20'29"E	52.28'
C20	64.14'	440.00'	008°21'10"	S83°21'13"E	64.09'



LEGEND

- SET 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS 38037"

OTTER ROAD RIGHT OF WAY DEDICATED TO THE CITY OF MONTROSE



DETAIL
1" = 60'

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.



DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 • (970) 249-2242 FAX
www.del-mont.com • service@del-mont.com

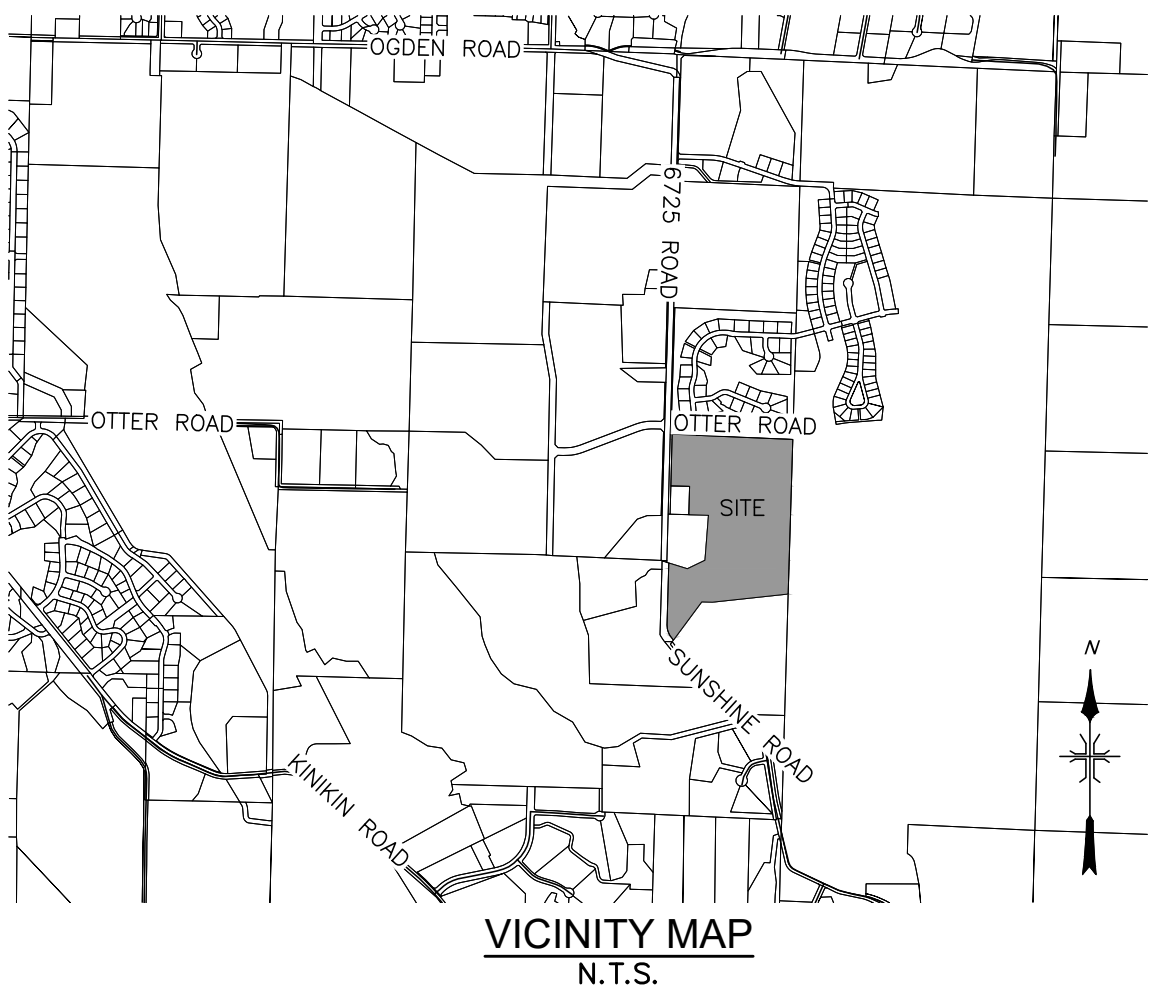
FIELD BOOK:	DRAWN BY: DCC	DATE: 2023-03-29
SHEET: 2 of 2	FILE: 22093V_PLAT_OTTERRD	JOB NO.: 22093

TITLE: OTTER ROAD DEDICATION AN OFFICIAL ACT OF THE CITY	
CLIENT: CHRIS KOCH	
ADDRESS & PHONE: 2049 BROOK WAY MONTROSE, CO 81403	
TYPE: ROAD DEDICATION	

THE GROVE SUBDIVISION

PRELIMINARY PLAT

SITUATED IN SECTIONS 2 & 11, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.,
COUNTY OF MONTROSE, STATE OF COLORADO



APPROVAL OF PRELIMINARY PLAT			
City Engineer (Phase 1)*	_____	Date _____	
	Scott Murphy, P.E.		
City Engineer (Phase 2+)*	_____	Date _____	
	Scott Murphy, P.E.		
City Attorney	_____	Date _____	
	Ben Morris		
City Planning Commission Chair	_____	Date _____	
	David Fishinging		
City Mayor	_____	Date _____	
	Dave Frank		

* City Engineer authorization is broken into phases per the phasing diagram attached as Sheet 4 of this Preliminary Plat due to outstanding permitting with US Department of the Interior, Bureau of Reclamation. No phases are authorized for construction without associated signature from the City Engineer.

AREA SUMMARY

RESIDENTIAL LOTS	=	27.35 ACRES
RIGHTS-OF-WAY	=	7.50 ACRES
OPEN SPACE (TRACTS A, B, C, D, E, F, G, H, I)	=	9.80 ACRES
TOTAL AREA	=	44.65 ACRES

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the Owner(s) of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

Outlot A, Brian Nichols-Amerdev Minor Subdivision according to the Plat recorded May 22, 2019 at Reception No. 909297, and Affidavit of Correction recorded June 27, 2019 at Reception No. 910482 County of Montrose, State of Colorado

Have by these presents laid out, platted and subdivided into lots, as shown on this plat, under the name and style of THE GROVE SUBDIVISION and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Narrowleaf Place, Yellow Aspen Drive, Blue Pine Way, Box Elder Way, Grove Drive, Juniper Place, Ponderosa Loop, and Douglas Fir Way.

The easements shown on this plat are dedicated, granted, and conveyed to the City of Montrose, Colorado for public utility purposes including but not limited to water, sewer, electrical, telephone, gas, communication and CATV lines, public irrigation and drainage easements specifically labeled for dedication, together with a perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, if any, or otherwise subject to a previously recorded conveyance.

Executed this _____ day of _____, 20____.

Christopher Koch
The Grove at Montrose, a Delaware limited liability company

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this ____ day of _____, 20____, by Christopher Koch.

Witness my hand and official seal.

My commission expires _____

Notary

SURVEYOR'S CERTIFICATE

I, Frederick Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title commitment issued by Fidelity National Title Insurance Company, dated May 5, 2022, bearing commitment number 210-F08977-22.

Frederick Ballard, P.L.S.
Registration No. 37690
Date: _____

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet.

BASE OF BEARINGS:

The bearing along the North property line bears S87°31'08"E (Colorado South Modified State Plane Coordinates)

ENGINEER'S CERTIFICATE

I, David Schieldt, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

David W. Schieldt, P.E.
Registration No. 47195
Date: _____

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy No. 210-F.8977-22 issued by Fidelity National Title Insurance Company, dated May 5, 2022 (the "Title Policy"), which insures to the title to the Land herein platted and described in the above Certificate of Dedication and Ownership, and that, based solely on my review of the Title Policy, title to such land is in the Owners and Dedicators; and that the title to the Land dedicated hereon, including the dedication for utility easements, is free and clear of all liens and encumbrances except as specifically set forth in the Title Policy.

Attorney
Registration No. _____
Date: _____

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a [Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion] has been issued. Security for the two (2) year warranty on all public improvements has been received to be held in escrow by the City in accordance with Municipal Code § 4-7-6 (D), and other applicable City ordinances and regulations. [The following landscaping and/or irrigation improvements have been secured with a Subdivision Improvement Agreement: _____]

City Engineer
Registration No. _____
Date: _____

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 20____, by _____, Deputy City Manager of the City of Montrose.

Deputy City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 20____, by _____, City Attorney of the City of Montrose.

City Attorney
Atty. Reg. No. _____

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 20____, by _____, Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, 20____, under Reception No. _____.

Clerk and Recorder
Montrose County, Colorado

Deputy

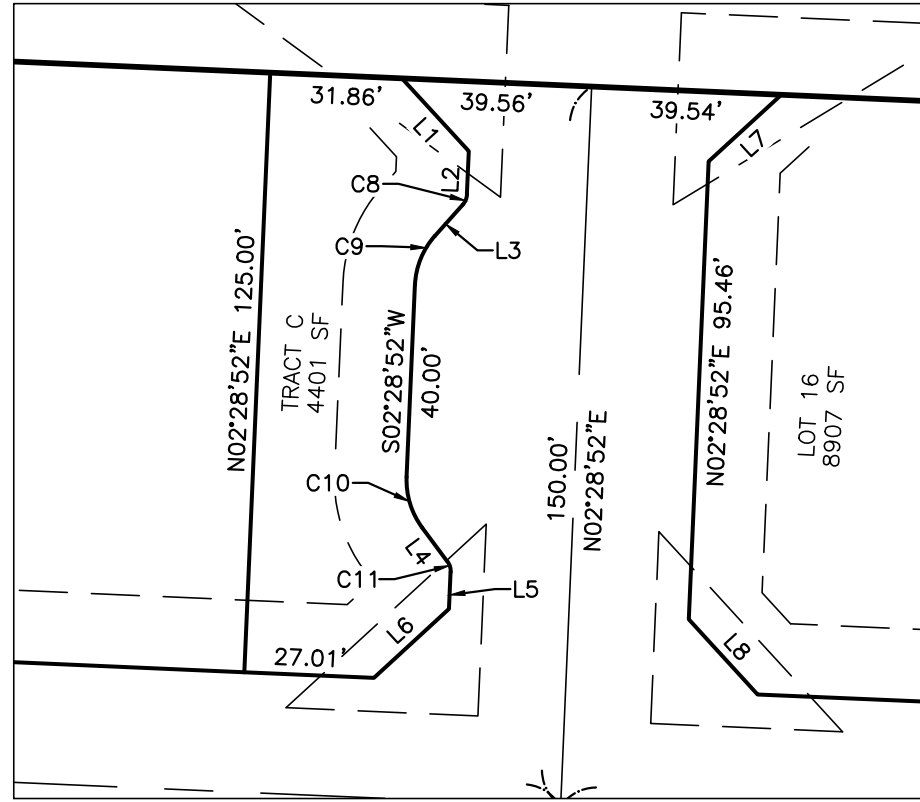
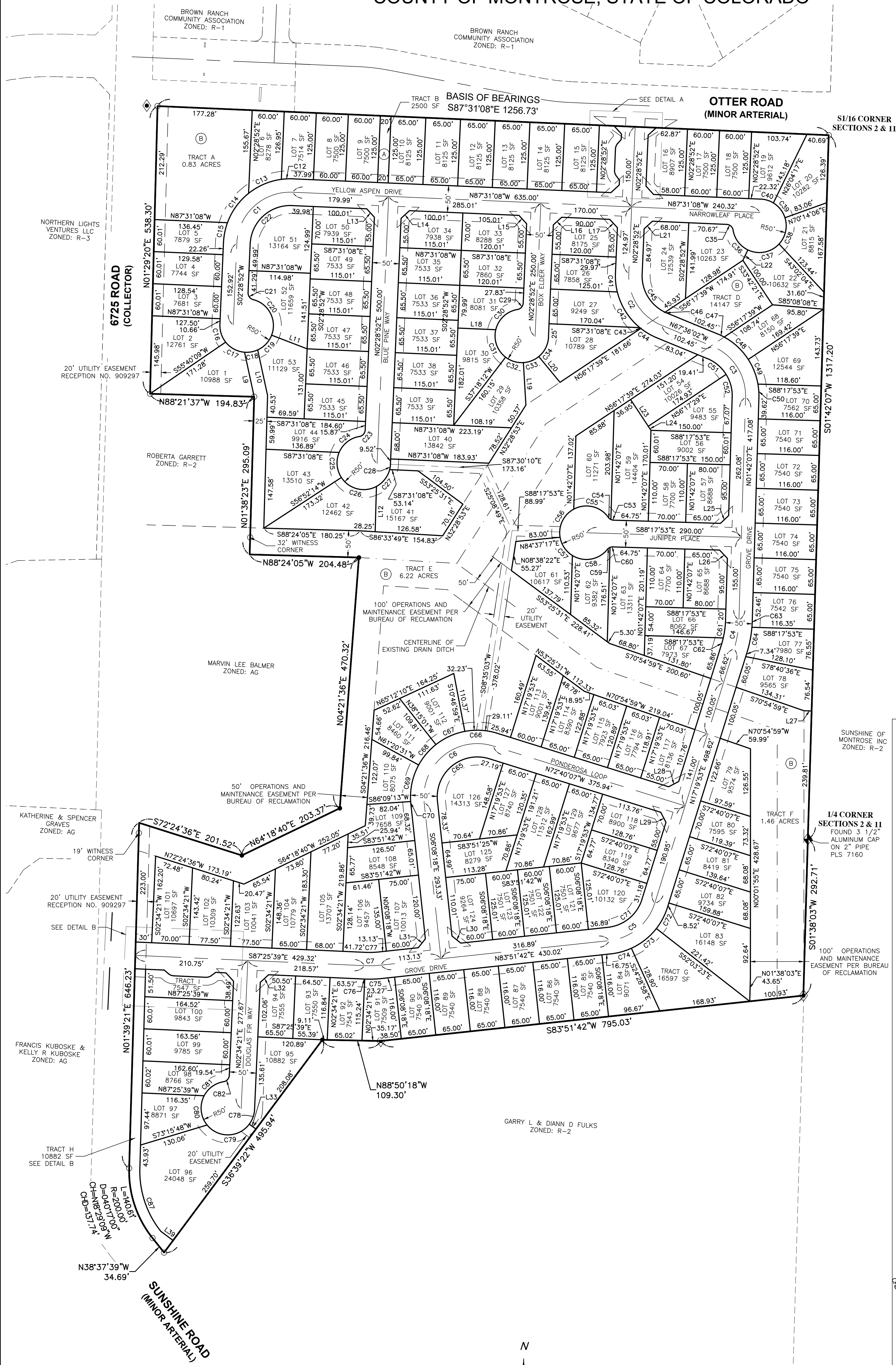
		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 (970) 249-2342 FAX www.delmont.com service@delmont.com	
FIELD BOOK:	DRAWN BY: DCC	DATE:	2023-02-22
SHEET: 1 of 4	FILE: 22093V_PLAT_PRE.DWG	JOB NO:	22093
TITLE: THE GROVE SUBDIVISION		CLIENT: CHRIS KOCH	ADDRESS & PHONE: 2049 BROOK WAY MONTROSE, CO 81403
TYPE: PRELIMINARY PLAT			

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.

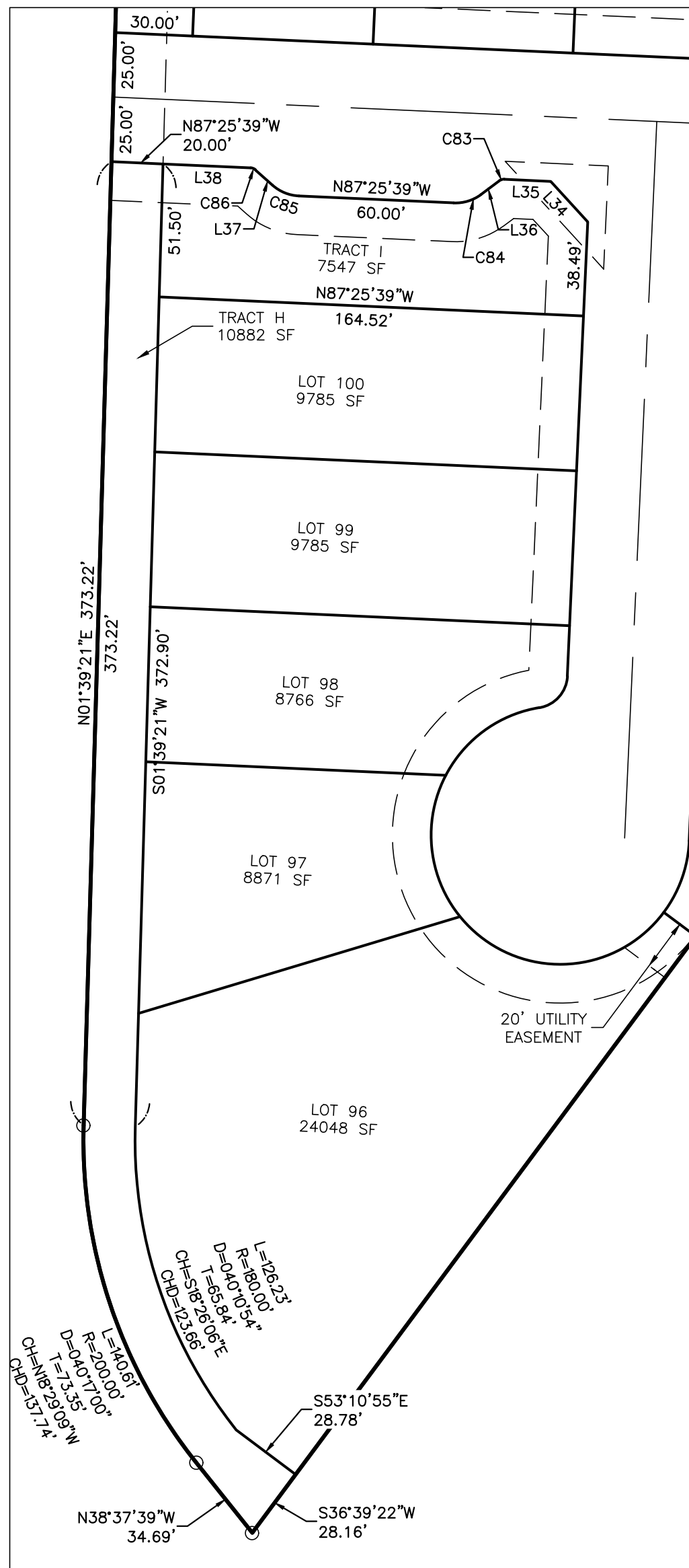
THE GROVE SUBDIVISION

PRELIMINARY PLAT

SITUATED IN SECTIONS 2 & 11, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.,
COUNTY OF MONTROSE, STATE OF COLORADO



DETAIL A
1" = 40'



DETAIL B
1" = 50'

LEGEND

- = 15' WIDE UTILITY EASEMENTS ALONG ALL STREETS, LOOPS AND COURTS UNLESS OTHERWISE NOTED
- = FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR (PLS 12180)
- ◊ = FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR (PLS 7160)
- ◆ = FOUND B.L.M. MONUMENT
- = SET 1 1/2" ALUMINUM CAP ON 5/8" REBAR (PLS 37690)
- = PROPOSED ALUMINUM CAP WITNESS CORNER OR REFERENCE MONUMENT
- △ = SIGHT ZONE TRIANGLES (SEE DETAILS ON SHEET 2)
- Ⓐ = SEWER LINE EASEMENT
- Ⓑ = DRAINAGE EASEMENT— TRACTS COVERED IN ITS ENTIRETY

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DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
125 Colorado Ave. • Montrose, CO 81401 • (970) 249-2251 • (970) 249-2342 FAX
www.delmont.com • service@delmont.com

FIELD BOOK:	DRAWN BY:	DATE:
	DCC	2023-02-22
SHEET:	FILE:	JOB NO:
2 of 4	22093V_PLAT_PRE.DWG	22093

TITLE:	THE GROVE SUBDIVISION
CLIENT:	CHRIS KOCH
ADDRESS & PHONE:	2049 BROOK WAY MONTROSE, CO 81403
TYPE:	PRELIMINARY PLAT

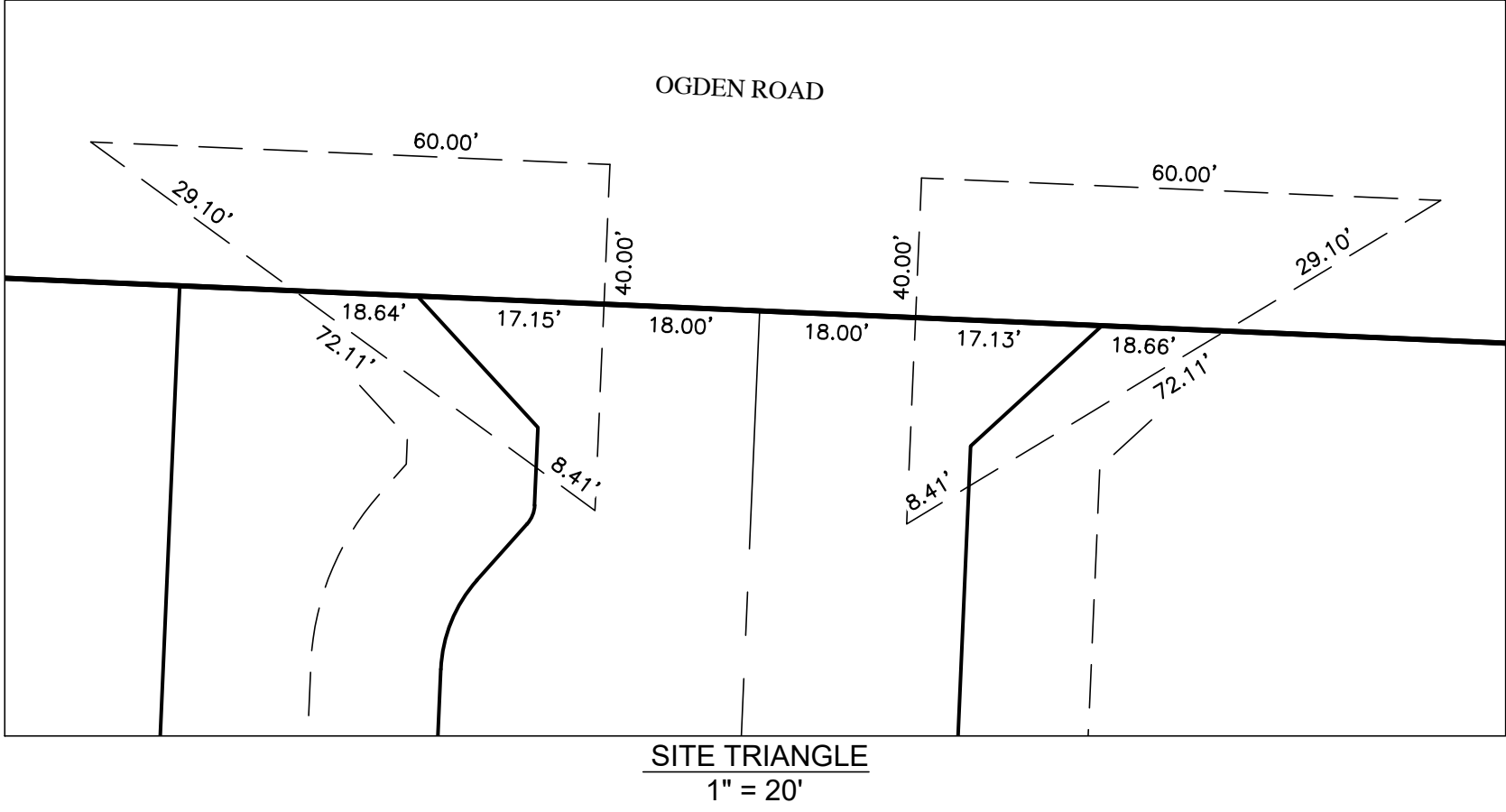
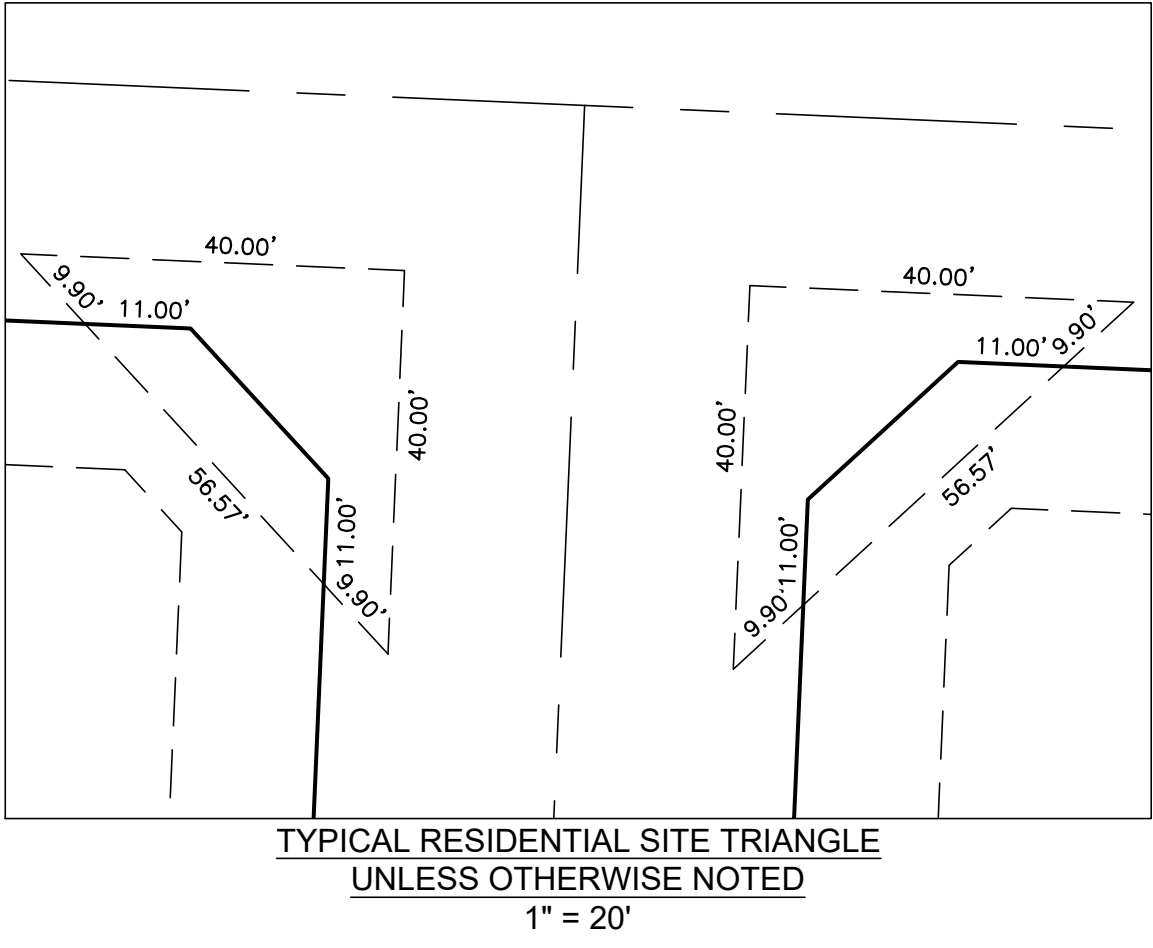
THE GROVE SUBDIVISION

PRELIMINARY PLAT

SITUATED IN SECTIONS 2 & 11, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.,
COUNTY OF MONTROSE, STATE OF COLORADO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S42°31'47"E	20.58'
L2	S02°28'52"W	8.99'
L3	S41°40'00"W	8.71'
L4	S36°42'09"E	8.71'
L5	S02°28'52"W	7.68'
L6	S47°28'51"W	21.21'
L7	N47°28'32"E	20.56'
L8	N42°31'07"W	21.21'
L9	N12°12'22"W	85.26'
L10	N12°12'22"W	87.31'
L11	S68°58'14"E	71.28'
L12	S01°35'55"W	84.79'
L13	S42°31'08"E	21.21'
L14	N47°28'52"E	21.21'
L15	S42°31'08"E	21.21'
L16	N47°28'52"E	21.21'
L17	S42°31'08"E	21.21'
L18	S87°31'08"E	70.91'
L19	S03°26'19"E	79.59'
L20	S39°29'53"E	62.50'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N47°28'52"E	21.21'
L22	N25°40'56"E	21.63'
L23	S33°31'37"E	60.00'
L24	S33°31'37"E	9.14'
L25	S46°42'07"W	21.21'
L26	S43°17'53"E	21.21'
L27	S88°17'53"E	14.30'
L28	S62°19'53"W	21.21'
L29	N27°40'07"W	21.21'
L30	S51°08'18"E	21.21'
L31	S38°51'42"W	21.21'
L32	N47°34'21"E	21.21'
L33	S53°20'38"E	15.54'
L34	N42°25'39"W	21.21'
L35	N87°25'39"W	18.00'
L36	S53°23'17"W	8.89'
L37	N48°14'35"W	8.89'
L38	N87°25'39"W	33.93'
L39	S53°10'55"E	28.78'



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	157.08'	100.00'	090°00'00"	S47°28'52"W	141.42'
C2	122.32'	100.00'	070°04'54"	N32°33'35"W	114.83'
C3	120.96'	100.00'	069°18'09"	N32°56'58"W	113.72'
C4	54.56'	200.00'	015°37'46"	N09°31'00"E	54.39'
C5	116.12'	100.00'	066°31'49"	N50°35'47"E	109.70'
C6	198.04'	100.00'	113°28'11"	S50°35'47"W	167.23'
C7	30.41'	200.00'	008°42'39"	N88°13'01"E	30.38'
C8	2.39'	3.50'	039°11'09"	S22°04'26"W	2.35'
C9	11.28'	16.50'	039°11'04"	S22°04'28"W	11.07'
C10	11.28'	16.50'	039°11'00"	S17°06'38"E	11.07'
C11	2.39'	3.50'	039°11'00"	S17°06'38"E	2.35'
C12	22.13'	125.00'	010°08'38"	N87°24'33"E	22.10'
C13	67.33'	125.00'	030°51'39"	N66°54'25"E	66.52'
C14	68.56'	125.00'	031°25'25"	N35°45'53"E	67.70'
C15	38.34'	125.00'	017°34'19"	N11°16'01"E	38.19'
C16	35.60'	50.00'	040°47'58"	S17°55'07"E	34.86'
C17	41.15'	50.00'	047°09'23"	S61°53'47"E	40.00'
C18	25.29'	50.00'	028°58'40"	N80°02'11"E	25.02'
C19	38.85'	50.00'	044°31'05"	N43°17'19"E	37.88'
C20	84.33'	50.00'	096°38'24"	N27°17'26"W	74.69'
C21	17.72'	13.00'	078°05'29"	N36°33'53"W	16.38'
C22	117.81'	75.00'	090°00'00"	N47°28'52"E	106.07'
C23	17.72'	13.00'	078°05'29"	S41°31'36"W	16.38'
C24	50.25'	50.00'	057°35'03"	N51°46'50"E	48.16'
C25	48.97'	50.00'	056°07'04"	N05°04'14"W	47.04'
C26	74.35'	50.00'	085°11'58"	N75°43'45"W	67.69'
C27	41.09'	50.00'	047°05'13"	S38°07'39"W	39.94'
C28	10.56'	50.00'	012°06'11"	S08°31'57"W	10.54'
C29	17.72'	13.00'	078°05'33"	S41°31'38"W	16.38'
C30	58.60'	50.00'	067°09'06"	N46°59'51"E	55.30'
C31	57.70'	50.00'	066°07'06"	N19°38'15"W	54.55'
C32	35.55'	50.00'	040°44'31"	N73°04'03"W	34.81'
C33	31.47'	50.00'	036°03'35"	S68°31'54"W	30.95'
C34	41.87'	50.00'	047°58'58"	S26°30'38"W	40.66'
C35	17.72'	13.00'	078°05'29"	S48°28'24"E	16.38'
C36	47.90'	50.00'	054°53'25"	N36°52'22"W	46.09'
C37	63.48'	50.00'	072°44'52"	S79°18'30"W	59.31'
C38	52.84'	50.00'	060°32'54"	S12°39'37"W	50.41'
C39	35.83'	50.00'	041°03'41"	S38°08'41"E	35.07'
C40	25.17'	50.00'	028°50'37"	S73°05'50"E	24.91'
C41	35.50'	125.00'	016°16'24"	S05°39'20"E	35.38'
C42	80.45'	125.00'	036°52'40"	S32°13'52"E	79.07'
C43	2.27'	125.00'	001°02'23"	S51°11'24"E	2.27'
C44	34.67'	125.00'	015°53'27"	S59°39'19"E	34.56'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C45	87.96'	75.00'	067°11'38"	S31°06'57"E	83.00'
C46	3.78'	75.00'	002°53'16"	S66°09'24"E	3.78'
C47	13.71'	125.00'	006°16'57"	S64°27'34"E	13.70'
C48	62.04'	125.00'	028°26'08"	S47°06'02"E	61.40'
C49	49.89'	125.00'	022°52'07"	S21°26'54"E	49.56'
C50	25.56'	125.00'	011°42'57"	S04°09'22"E	25.52'
C51	46.42'	75.00'	035°27'54"	S49°52'05"E	45.69'
C52	44.29'	75.00'	033°50'15"	S15°13'01"E	43.65'
C53	5.40'	13.00'	023°48'50"	N76°23'28"W	5.36'
C54	6.60'	13.00'	029°05'19"	N49°56'24"W	6.53'
C55	72.35'	50.00'	082°54'09"	N76°50'49"W	66.20'
C56	62.38'	50.00'	071°28'53"	S25°57'40"W	58.41'
C57	42.34'	50.00'	048°31'07"	S34°02'20"E	41.09'
C58	72.35'	50.00'	082°54'09"	N80°15'02"E	66.20'
C59	6.60'	13.00'	029°05'12"	N53°20'34"E	6.53'
C60	5.40'	13.00'	023°48'57"	N79°47'38"E	5.36'
C61	34.22'	175.00'	011°12'13"	S07°18'13"W	34.16'
C62	13.52'	175.00'	004°25'34"	S15°07'06"W	13.52'
C63	12.55'	225.00'	003°11'45"	S03°17'59"W	12.55'
C64	48.83'	225.00'	012°26'01"	S11°06'53"W	48.73'
C65	148.53'	75.00'	113°28'11"	S50°35'47"W	125.42'
C66	61.34'	125.00'	028°06'52"	S86°43'33"E	60.72'
C67	59.92'	125.00'	027°28'02"	N65°29'00"E	59.35'
C68	50.38'	125.00'	023°05'30"	N40°12'14"E	50.04'
C69	70.91'	125.00'	032°30'16"	N12°24'21"E	69.97'
C70	5.00'	125.00'	002°17'31"	N04°59'33"W	5.00'
C71	87.09'	75.00'	066°31'49"	N50°35'47"E	82.28'
C72	44.97'	125.00'	020°36'44"	S27°38'15"W	44.73'
C73	60.15'	125.00'	027°34'16"	S51°43'45"W	59.57'
C74	40.03'	125.00'	018°20'48"	S74°41'18"W	39.86'
C75	32.78'	225.00'	008°20'51"	S88°02'07"W	32.75'
C76	1.43'	225.00'	000°21'48"	N87°36'33"W	1.43'
C77	26.61'	175.00'	008°42'39"	S88°13'01"W	26.58'
C78	29.74'	50.00'	034°05'01"	N19°36'51"E	29.31'
C79	90.96'	50.00'	104°14'16"	N88°46'30"E	78.93'
C80	58.24'	50.00'	066°44'02"	S05°44'21"E	55.00'
C81	46.28'	50.00'	053°02'10"	S54°08'45"W	44.65'
C82	17.72'	13.00'	078°05'29"	N41°37'06"E	16.38'
C83	2.05'	3.00'	039°11'04"	S72°58'49"W	2.01'
C84	11.28'	16.50'	039°11'04"	S72°58'49"W	11.07'
C85	11.28'	16.50'	039°11'04"	N67°50'07"W	11.07'
C86	2.05'	3.00'	039°11'04"	N67°50'07"W	2.01'
C87	126.23'	180.00'	040°10'54"	S18°26'06"E	123.66'

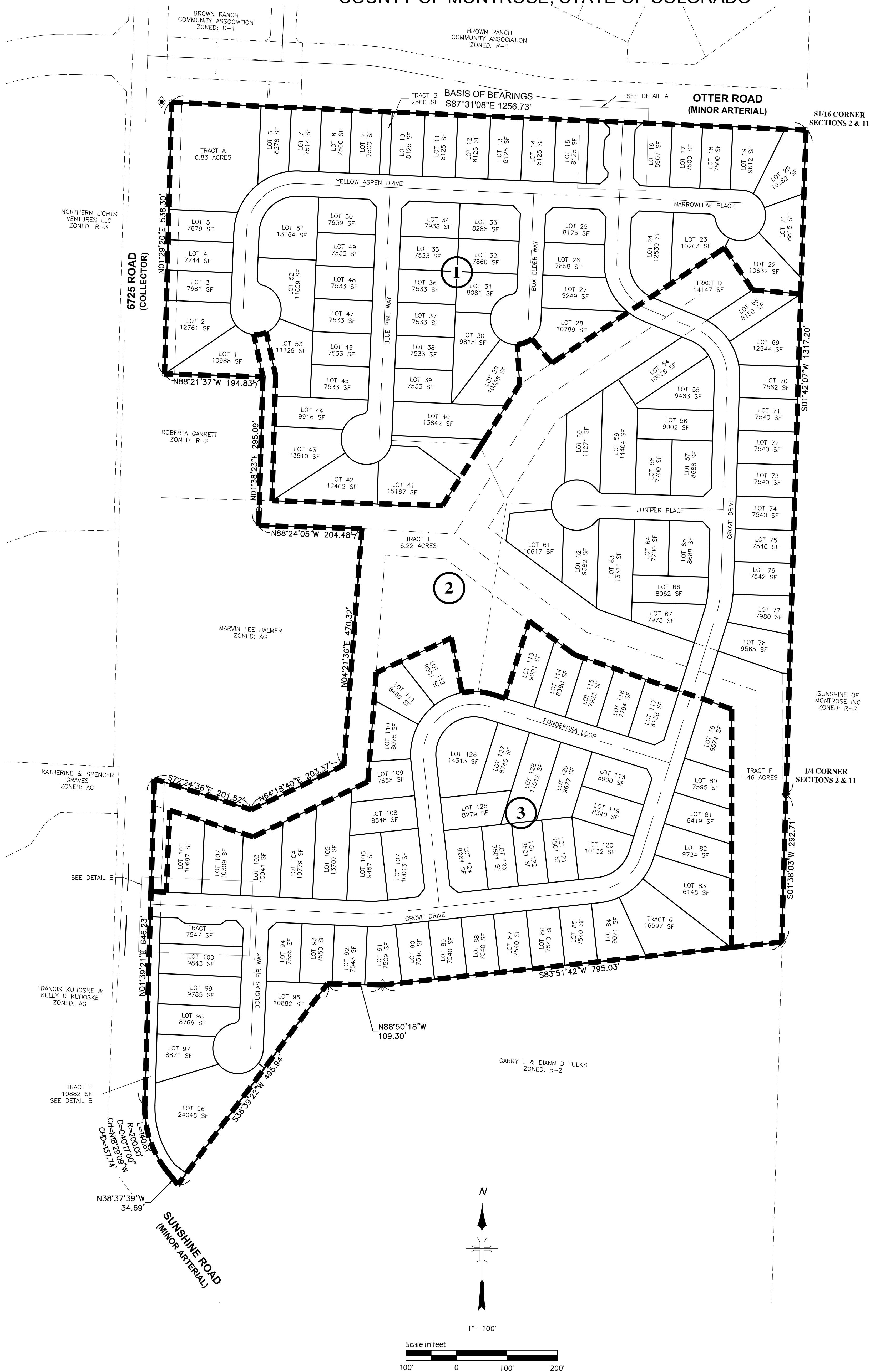
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 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 248-2251 (970) 248-2342 FAX www.delmont.com service@delmont.com			TITLE:	THE GROVE SUBDIVISION
			CLIENT:	CHRIS KOCH
FIELD BOOK:			DATE:	2023-02-22
DRAWN BY:			JOB NO.:	22093
SHEET:			FILE:	22093V_PLAT_PRE.DWG
3 of 4			TYPE: PRELIMINARY PLAT	

THE GROVE SUBDIVISION

PRELIMINARY PLAT

SITUATED IN SECTIONS 2 & 11, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.,
COUNTY OF MONTROSE, STATE OF COLORADO



PHASE SUMMARY

PHASE 1 = 53 LOTS
PHASE 2 = 25 LOTS
PHASE 3 = 51 LOTS
TOTAL = 129 LOTS

① = PHASE NUMBER

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.

FIELD BOOK:		DRAWN BY: DCC		DATE: 2023-02-22		TITLE: THE GROVE SUBDIVISION
						CLIENT: CHRIS KOCH
SHEET: 4 of 4		FILE: 22093V_PLAT_PRE.DWG		JOB NO: 22093		ADDRESS & PHONE: 2049 BROOK WAY MONTROSE, CO 81403
						TYPE: PRELIMINARY PLAT

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Nikolas Pridy, Street Division Superintendent
DATE: April 3rd, 2023
RE: Pavement Marking Contract Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Jim Shied

Recommendation

Consider awarding Stripe a Lot LLC of Montrose, Co a professional services agreement in the amount of \$200,000.00 for the service of applying pavement markings to the streets within the City of Montrose.

Background

The City's Street Division is committed to following all rules and regulations required by the Federal Highway Administration's Uniform Traffic Control Codes. In-house operations are geared towards meeting signage, barricade, object marker, and traffic control regulations, but seek assistance in meeting all pavement and curb marking regulations. This professional service will provide traffic symbol placement as well as long line pavement painting. The contractor assists by striping all City streets that require striping at least once per year, and painting all crosswalks, stop bars, arrows, or other regulatory markings twice a year or as directed by the Street Division's Superintendent. The contractor will apply preformed thermoplastic symbols at all roundabouts or other high traffic areas such as Main Street. This product is specific to markings in high traffic areas because they last significantly longer than paint, which means lower maintenance costs and fewer interruptions for restriping. This type of application allows for work to be completed at least once every 4 years but can be applied as needed.

Stripe a Lot has been a top performer for for many years with the City of Montrose. The contractor holds many other professional references from local municipalities. Stripe a Lot has provided additional bid tabs from other municipalities as a reference. This is extremely helpful for staff when comparing provided rates to what other municipalities are paying.

The scope of work for Pavement Marking in 2023 is very similar to 2022 with the exception of two additional City owned public parking lots and a material transition to utilizing a higher performing epoxy paint for long line striping. The use of this paint will be expanded after great results from testing conducted in 2022 for areas that traffic counts are becoming higher.

The multiple products and services we require are unique, and for that reason, City Staff recommends awarding a professional services agreement to Stripe a Lot LLC of Montrose ,Co.

Financial Impact

Stripe a Lot has submitted a letter from their raw material supplier, PPG, documenting a 25-30% increase in raw materials from Q4 2022 to Q1 2023. Stripe a Lot has also submitted their rate changes for 2023 which are separated into several categories and will honor a 20% increase.

The inflationary increases were planned for during the 2023 budget process by increasing the budget request for pavement marking by 15%. The inflationary increase was more than what was anticipated but the scope of work can be adjusted to fit the available budget.

Stripe a Lot provides a rate sheet for pavement marking that contains several different marking types and quantities. The quantities estimated in the rate sheet are simply estimates for quote purposes and are not guaranteed. The contract recommended for award with Stripe a Lot will be a Not-to-Exceed contract that is billed out as work is performed. This allows for the the scope of works to be increased or decreased so we can always hit the targeted budget. The not to exceed amount is set at \$200,000.00 and was included in the 2023 Street Maintenance Budget (100-5115-353-000).

ENNIS-FLINT®



PPG Traffic Solutions
Ennis-Flint, Inc.
4161 Piedmont Parkway
Suite 370
Greensboro, NC 27410
Phone: 800.331.8118
dl-ts-contracts@ppg.com
www.ennisflint.com

March 17, 2023

Stripe-A-Lot

Montrose, Co.
Attn: Dave Allison

Re: Striping material price increases

Mr. Allison,

This letter confirms the inflationary costs experienced on critical raw materials, labor rates, and inbound/outbound freight to manufacture traffic paint like specified for the City of Montrose.

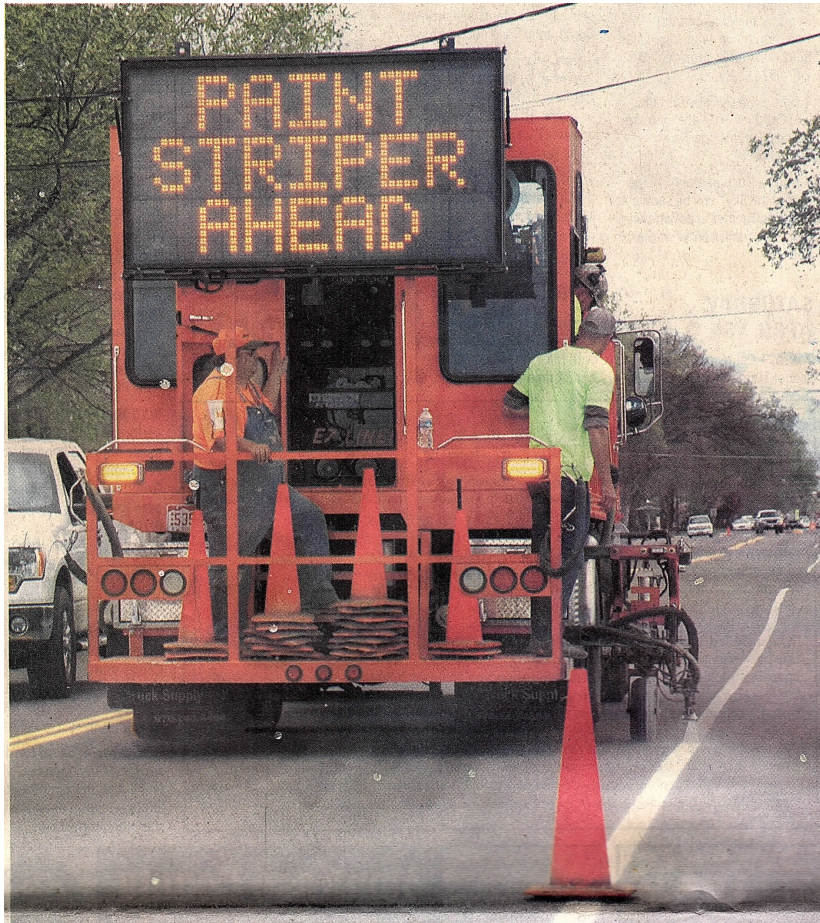
The largest % of raw materials is the acrylic latex resin and coloring pigment. Combined those two components make up to 78% of raw material cost for a gallon of traffic paint. Between Sept. 2021 to present, we've 3 increases on resin and 3 increases on coloring pigment totaling \$0.21/lb. for resin and \$0.22/lb. for pigment. There are 5 lbs. of resin and 1 lb. of pigment per gallon resulting in 18-20% increase during that period.

These raw material increases plus the 10% increase in labor wages and 15-18% in freight costs due to fuel increases result in 25-31% inflationary cost increase from Q4 2021 to present Q1 2023.

Respectfully,

A handwritten signature in blue ink that reads "Dane Alsabrook". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dane Alsabrook
Director Commercial and
Contract Administration

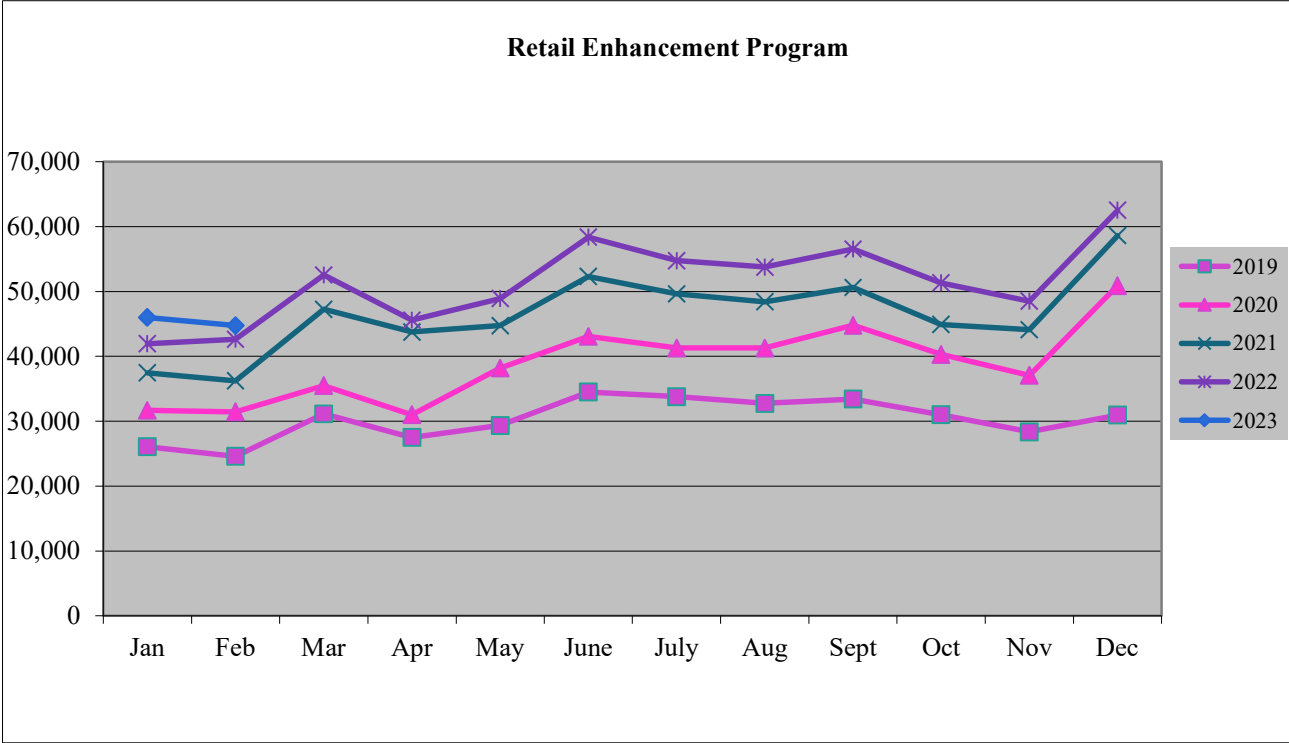
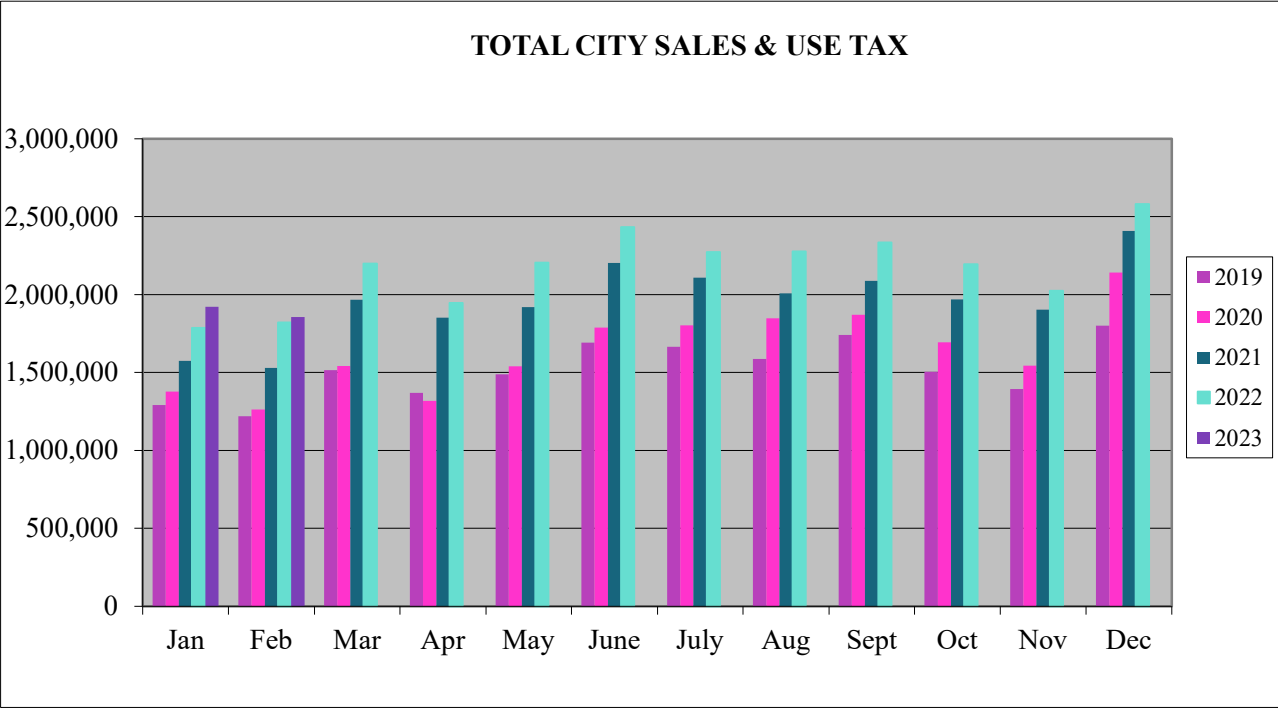


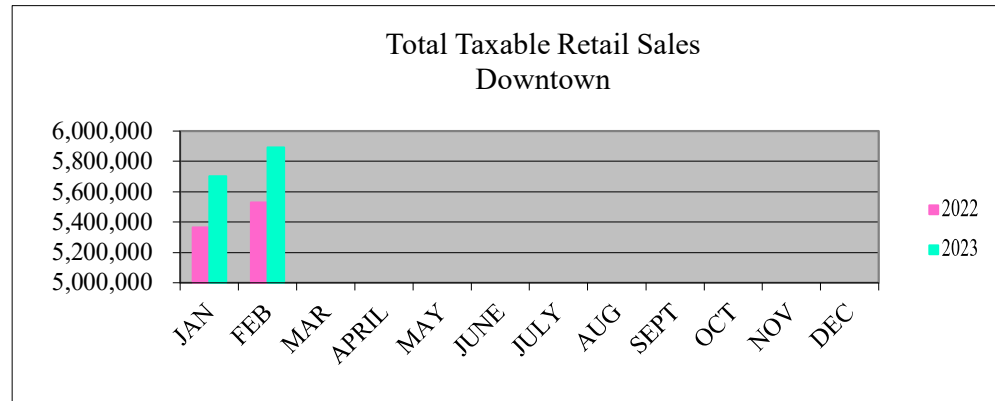
CITY OF MONTROSE
MONTHLY SALES, USE & EXCISE TAX REPORT

Date: April 12, 2023

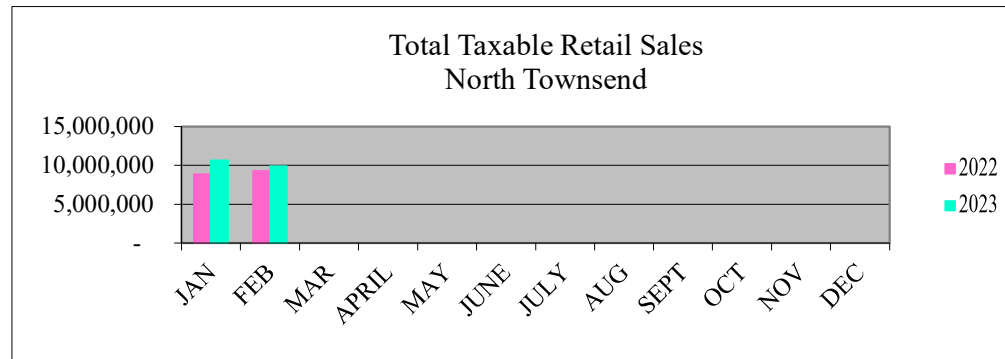
	Retail Sales Tax 3.0%			Construction Use Tax 3.0%			Use & Auto Tax 3.0%			Total Collected Sales and Use Tax			Sales and Use Budget	
	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Budget</i> <i>Budget</i> <i>2023</i>	<i>Variance</i> <i>Variance</i> <i>2023</i>
Month														
Jan	1,781,736	1,577,354	13.0%	30,348	105,404	-71.2%	107,770	103,384	4.2%	1,919,854	1,786,141	7.5%	1,648,056	16.5%
Feb	1,706,581	1,604,266	6.4%	43,433	86,060	-49.5%	105,085	131,237	-19.9%	1,855,099	1,821,563	1.8%	1,683,045	10.2%
Mar														
Apr														
May														
June														
July														
Aug														
Sept														
Oct														
Nov														
Dec														
YTD Total	3,488,318	3,181,619	9.6%	73,781	191,464	-61.5%	212,855	234,621	-9.3%	3,774,953	3,607,704	4.6%	3,331,101	13.3%

	PSST Retail Sales Tax 0.58%			PSST Construction Use Tax 0.58%			PSST Use & Auto Tax 0.58%			Total Collected PSST Sales and Use Tax			PSST Budget		Montrose Recreation District 0.3%		
	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>	<i>Budget</i> <i>Budget</i> <i>2023</i>	<i>Variance</i> <i>Variance</i> <i>2023</i>	<i>Current</i> <i>Year</i> <i>2023</i>	<i>Prior</i> <i>Year</i> <i>2022</i>	<i>% of</i> <i>Increase/</i> <i>Decrease</i>
Month																	
Jan	344,571	306,061	12.6%	5,867	20,501	-71.4%	20,836	19,988	4.2%	371,274	346,550	7.1%	324,351	14.5%	192,039	179,323	7.1%
Feb	330,129	311,225	6.1%	8,397	19,789	-57.6%	20,316	25,373	-19.9%	358,842	356,387	0.7%	334,061	7.4%	185,611	184,349	0.7%
Mar																	
Apr																	
May																	
June																	
July																	
Aug																	
Sept																	
Oct																	
Nov																	
Dec*																	
YTD Total	674,700	617,286	9.3%	14,264	40,290	-64.6%	41,152	45,360	-9.3%	730,116	702,936	3.9%	658,412	10.9%	377,650	363,672	3.8%

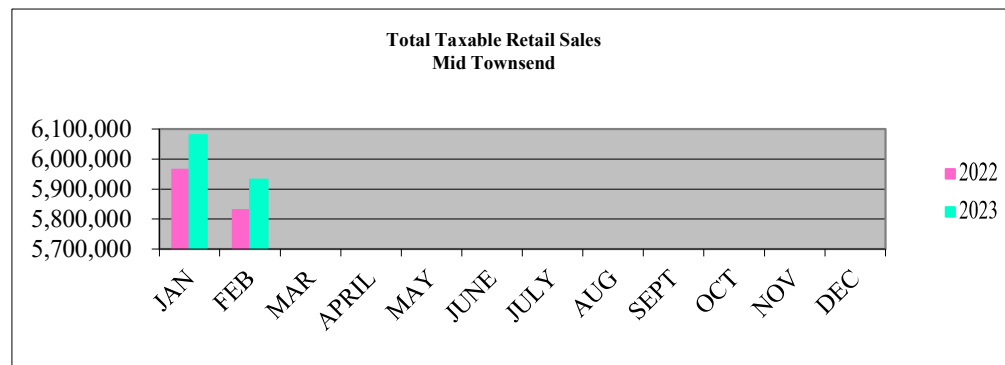




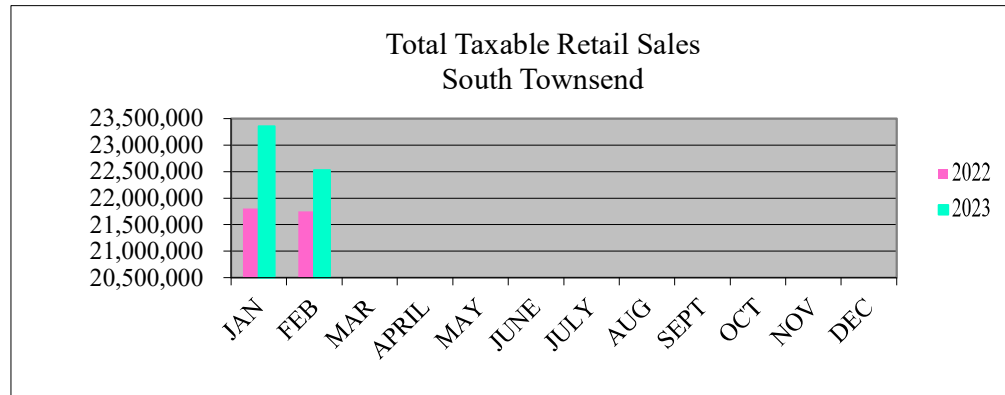
AREA 1: DOWNTOWN BOUNDARY



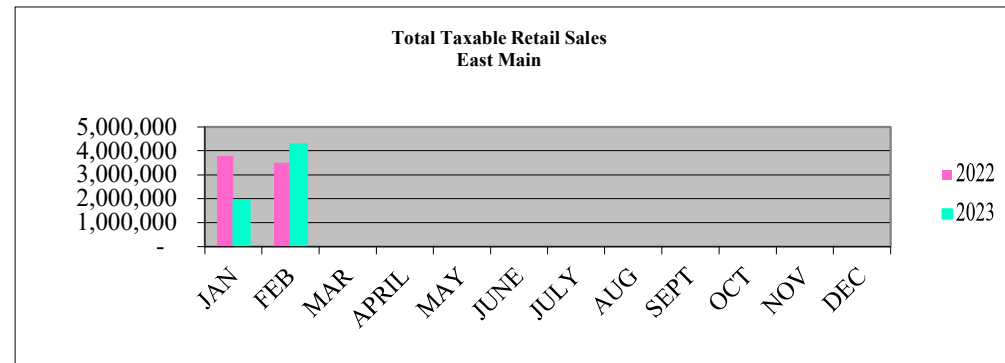
AREA 2: *NORTH CITY LIMIT TO NORTH 2ND STREET



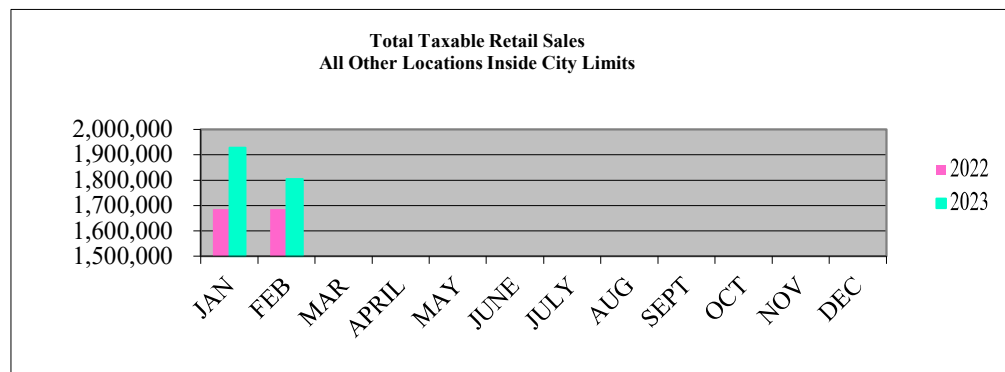
AREA 3: MID TOWNSEND SOUTH 2ND STREET TO E OAK GROVE RD



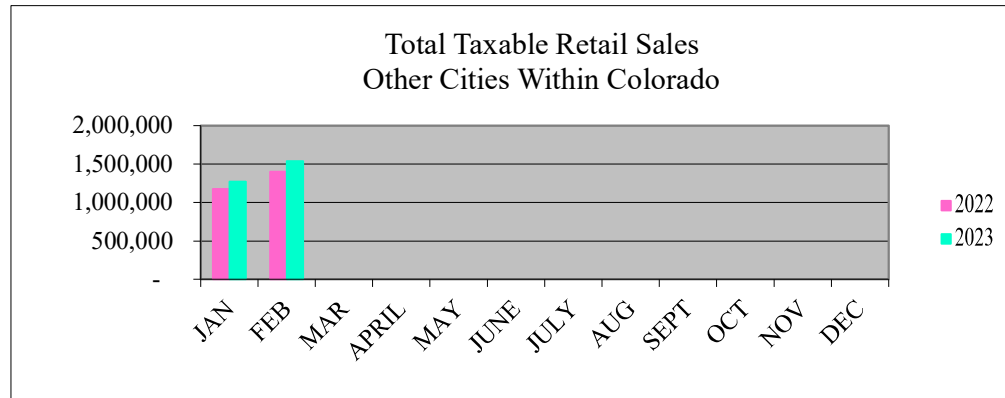
AREA 4: SOUTH TOWNSEND E OAK GROVE RD TO SOUTH CITY LIMIT



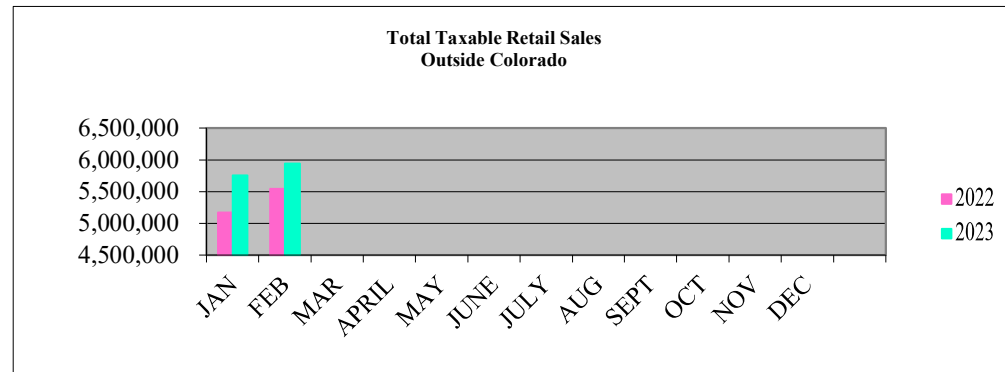
AREA 5: EAST MAIN SAN JUAN AVENUE TO EAST CITY LIMIT



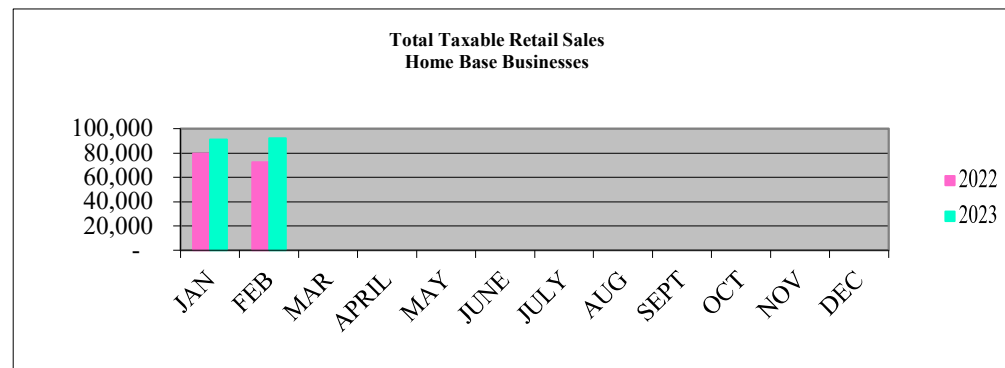
AREA 6: ALL OTHER LOCATIONS INSIDE CITY LIMITS OF MONTROSE



AREA 7: OTHER CITIES WITHIN COLORADO



AREA 8: OUTSIDE COLORADO



AREA 9: HOME BASE BUSINESSES