A regular meeting of the Montrose City Council was held on Tuesday, June 6, 2023, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

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

GUESTS: Don Cram, Cliff Dodge, Rhiannon Bergman, Whitney LaChapelle, Amanda Gerhardt, Paul DeJulio, Chris Trosper

CALL TO ORDER

Mayor Barbara Bynum called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the May16, 2023, regular City Council meeting.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the minutes of the May 16, 2023, regular City Council meeting as presented. All voted yes. Motion passed.

MEETING CANCELLATION

City Council considered the cancellation of the regular City Council meeting scheduled for Tuesday, July 4, 2023.

A motion was made by Dave Frank, seconded by J. David Reed, to cancel the City Council meeting scheduled for Tuesday, July 4, 2023. All voted yes. Motion passed.

MAIN STREET CLOSURE APPROVAL FOR HABITAT FOR HUMANITY EVENT

City Council considered the approval of the closure of the 500 block of East Main Street and Uncompahgre Avenue from North First Street to Centennial Plaza from 6 a.m. until 6 p.m. on Saturday, June 24, 2023, for the Habitat for Humanity Rock the Block event.

City Clerk Lisa DelPiccolo reported that including set-up and tear down of the event, the streets will be closed longer than 10 hours prompting a requirement for City Council approval. Ms. DelPiccolo stated that documentation showing notification of affected businesses was included in the meeting packet along with a spread sheet provided by Habitat for Humanity outlining support for the event. Amanda Gerhardt and Whitney LaChapelle were present from Habitat for Humanity to answer questions.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Dave Frank, to approve the closure of the 500 block of East Main Street and Uncompahgre Avenue from North First Street to Centennial Plaza from 6 a.m. until 6 p.m. on Saturday, June 24, 2023, as presented. All voted yes. Motion passed.

SPECIAL EVENTS ALCOHOL PERMIT APPROVAL FOR HABITAT FOR HUMANITY EVENT

City Council considered a Special Events Permit application from Black Canyon Boys and Girls Club to sell and serve alcohol in conjunction with the closure of the 500 block of East Main Street for the Habitat for Humanity Rock the Block event on Saturday, June 24, 2023.

City Clerk Lisa DelPiccolo stated that the premises were posted as required by state statute and no comments were received.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to approve a Special Events Permit for Black Canyon Boys and Girls Club to sell and serve alcohol in conjunction with the closure of the 500 block of E. Main Street on Saturday, June 24, 2023. All voted yes. Motion passed.

ORDINANCE 2628 - FIRST READING

City Council considered Ordinance 2628 on first reading, an Ordinance of the City of Montrose, Colorado, amending City Building and Fire Regulations and adopting by reference 2018 editions of The International Building Code; The International Mechanical Code; The International Residential Code; The International Fuel Gas Code; The International Plumbing Code; The International Existing Building Code; The International Property Maintenance Code; The International Fire Code; and The International Energy Conservation Code; and providing penalties for violations. A hearing was held.

Deputy City Manager Ann Morgenthaler provided an overview of the project to update building codes and said the updates were presented at a work session and during a community open house. Ms. Morgenthaler said that the City currently uses 2003 versions of the Codes, and adoption of the 2018 versions will comply with requirements imposed at the state level.

Chief Building Official Archie Byers reported no changes since the work session discussion.

Mr. Byers stated that other regional building departments are also adopting the 2018 versions of the Codes which has the added benefit of consistency across the region. Mr. Byers stated that the City is on track to meet the July 1 deadline for implementation and provided an overview of the IIC code adoption and modification process.

Ms. Morgenthaler reported that the updates were presented at the community open house and were well received with no requests for modifications.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Dave Frank, seconded by Doug Glaspell, to pass Ordinance 2628 on first reading as presented. All voted yes. Motion passed.

WASTEWATER PRETREATMENT EXPENSE AUTHORIZATION

City Council considered the approval of $120,000.00 in expenditures to assist with the construction of wastewater pretreatment infrastructure at the new Shelter Distilling headquarters.

City Engineer Scott Murphy reported that a 15,000 square foot distillery and restaurant facility recently broke ground in the Colorado Outdoors development. Mr. Murphy said the City is working with the developers and a brewery wastewater consultant on developing a plan for industrial pretreatment management of the wastewater streams. Mr. Murphy said that control at the facility level protects capacity at the Wastewater Treatment Plant and prevents upsets to the biological processes. Mr. Murphy said that an MOU was developed with the design team that outlines parameters and creates a model for similar projects in the future.

Mr. Murphy stated that this item was discussed during budget meetings as a potential partnership item but the timeframe was uncertain. The project is ready to proceed and authorization for the expenditure in 2023 is needed. Reimbursement will be handled through the Engineering Department following inspection and determination of eligibility.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve $120,000.00 in expenditures to assist with the construction of wastewater pretreatment infrastructure at the new Shelter Distilling headquarters. All voted yes. Motion passed.

FIORI DI LENA PRELIMINARY PLAT

City Council considered the Fiori di Lena Preliminary Plat.

Planner II William Reis reviewed the location of the 6.6 acres on both sides of the 6700 Road Extension south of Miami Road and said 12 single-family residential lots are proposed within the R-1A, Large Estate District. The property was annexed and zoned in 2022.

Mr. Reis reviewed the R-1A zoning designation and the zoning of the surrounding area. The annexation agreement allows for differences in dimensional standards, a minimum lot depth of 90 feet, and a minimum front setback of 20 feet. The agreement also allows one shared driveway access to 6700 Road for every two platted lots.

Mr. Reis recommended conditional approval stating that the Preliminary Plat is in compliance with Subdivision Regulations and the Comprehensive Plan and meets the intent of the R-1A zoning district. The Planning Commission unanimously recommended approval on May 10.

City Engineer Scott Murphy reported that the Preliminary Plat is the culmination of the 6700 Road Extension project which included the purchase of right of way by the City, annexation, and construction of the Extension.

Property Owner Paul DeJulio stated that the concept for the development is to create an Italian-style subdivision, and installation of utilities and irrigation is underway. Mr. DeJulio thanked City staff for assistance with the project.

Public comment was accepted. No comments were received.

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

ORDINANCE 2627 – SECOND READING

City Council considered Ordinance 2627 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of 0.14 acres located at 2370 Air Park Way from "I-2" General Industrial District to "B-3" General Commercial District. A hearing was held.

Planner II William Reis reported that the property is located at the end of Air Park Way. A boundary line adjustment was completed recently, and the rezone will alleviate a split zoning issue.

Mr. Reis recommended approval stating that the request complies with rezone criteria and the Comprehensive Plan, is compatible with existing uses in the surrounding area, and resolves the split zoning issue.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2627 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2629 - FIRST READING

City Council considered Ordinance 2629 on first reading, an ordinance of the City of Montrose, Colorado, disconnecting a portion of Parcel #376716320003.

Planner II William Reis stated that a recent boundary line agreement to resolve a fence line dispute resulted in a boundary that differs from the official City limits with the vast majority of the property outside of the city limits. Mr. Reis said the proposed area of disconnection is approximately 0.43 acres in size.

Mr. Reis recommended approval of Ordinance 2629 stating there are no negative impacts to the city.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to pass Ordinance 2629 on first reading as presented. All voted yes. Motion passed.

RESOLUTION 2023-09

City Council considered Resolution 2023-09 setting July 18, 2023, as the hearing date for the Dry Cedar Creek II Addition annexation.

Planner II William Reis reviewed the annexation schedule and the location of the 5.06 acres. Mr. Reis stated that the property is within the City's Urban Growth Boundary, within City of Montrose water and sewer service areas, and meets state contiguity requirements. The zoning of the surrounding area was reviewed as well as the requested zoning of R-3A.

Mr. Reis recommended adoption of Resolution 2023-09 stating that an annexation agreement has been signed by the applicant. An annexation impact report is not required.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to adopt Resolution 2023-09 as presented. All voted yes. Motion passed.

2023 LANDFILL AGREEMENT RECOMMENDATION

City Council considered a contract with Waste Management of Colorado, Inc., for landfill services.

Public Works Director Jim Scheid reported that the City collects approximately 10,000 tons of solid waste annually and has previously contracted with Waste Management to use the landfill north of town. Mr. Scheid stated that two proposals were received this year, and Bruin Waste is qualified to provide the service. Mr. Scheid said that bid results showed significantly lower tipping fees for Waste Management, and the higher cost of transporting to the landfill was determined to be the best value.

Public comment was accepted.

Chris Trosper of Bruin Waste reviewed cost savings that could be realized by using Bruin Waste instead of transporting waste to the landfill.

Mr. Scheid stated that travel time and operational expenses were considered and the City pursued the best value, not just the tipping fees. An RFP will be issued again next year with a longer term contract that would be beneficial to the bidders.

A motion was made by Ed Ulibarri, seconded by Doug Glaspell, to approve a contract with Waste Management of Colorado, Inc., for landfill services as presented. All voted yes. Motion passed.

MONTROSE CITY HALL PHASE THREE DESIGN CONTRACT AWARD

City Council considered the award of a contract with Blythe Group in the amount of $145,030.00 for the design of the façade replacement on City Hall.

Public Works Director Jim Scheid reported that this item is for the design of the façade portion of the new City Hall building and includes removal of the fluted block and the addition of windows to enhance the exterior. Blythe Group also worked with the City on the design for the previous renovation phases.

Mr. Scheid stated that once the design process begins, a Construction Manager/General Contractor will be procured as has been done with other projects. This contractor will work with the design team to keep the design in line with the target budget.

Mr. Scheid said the design is not included in the 2023 budget but is necessary to move forward with construction in 2024. Stakeholder and community meetings are planned as part of the design process.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to award a contract to Blythe Group in the amount of $145,030.00 for the design of the façade replacement on City Hall. All voted yes. Motion passed.

2023 MOVEMO SIDEWALK IMPROVEMENTS PROJECT AUTHORIZATION

City Council considered the authorization of expenses for sidewalk improvements as part of the 2023 MoveMo Project in the amount of $150,000.00.

Public Works Manager Jim Scheid reported that on-call concrete contracts will be used for several types of projects including the cost share program for sidewalk improvements, trail improvements, and ADA work. The City will have the ability to use one or multiple contractors as needed to accomplish $150,000.00 in sidewalk repairs.

Mr. Scheid said the projects are managed by Public Works and sidewalks are replaced on a priority basis. In 2023, the City is focusing on projects in Zone B on the west side of the City.

Mr. Scheid stated that the total amount of funding for all concrete work in 2023 is $450,000.00. Increased funding for additional projects was discussed during the work session presentation, but Mr. Scheid said he wants to make sure all projects can be completed with the current level of funding. Projects will be monitored this year and the budget level could increase for 2024.

Public comment was accepted. No comments were received.

A motion was made by Ed Ulibarri, seconded by Dave Frank, to authorize expenses for sidewalk improvements as part of the 2023 MoveMo Project in the amount of $150,000.00 as presented. All voted yes. Motion passed.

STAFF REPORTS

Ann Morgenthaler congratulated Planner II William Reis for passing the test to become a certified planner and earning AICP designation.

CITY COUNCIL COMMENTS

No comments were received.

MOTION TO ADJOURN

At 7:14 p.m., a motion was made by Doug Glaspell to adjourn the meeting with no further action taken.

ATTEST:

Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk

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