

A regular meeting of the Montrose City Council was held on Tuesday, October 3, 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, Ben Morris, Ann Morgenthauer, Greg Story, Lisa DelPiccolo, William Reis, Jace Hochwalt, Blaine Hall, Scott Murphy, Chris Dowsey

GUESTS: Colleen Aller, Miguel Lopez, Katie Graves

CALL TO ORDER

Mayor Barbara Bynum called the meeting to order at 6:03 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 September 19, 2023, regular City Council meeting.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the minutes of the September 19, 2023, regular City Council meeting as presented. All voted yes. Motion passed.

RESOLUTION 2023-19

City Council considered Resolution 2023-19 setting November 7, 2023, as the hearing date for the Osprey Addition annexation.

Planner II William Reis reviewed the annexation schedule and stated that the 9.53 acres is located within the Urban Growth Boundary and within City of Montrose water and sewer service areas. The property is bordered entirely by the City limits.

Mr. Reis reviewed the proposed zoning designations of P, Public District, R-4, High Density District, and R-3A, Medium High Density District. The right of way will be zoned R-3A, and a minor subdivision is planned to separate the P and R-4 parcels.

Mr. Reis recommended approval of Resolution 2023-19 stating that the proposal is consistent with public health, safety, and welfare, City annexation policies, and the Comprehensive Plan.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to adopt Resolution 2023-19 as presented. All voted yes. Motion passed.

RESOLUTION 2023-20

City Council considered Resolution 2023-20 setting November 7, 2023, as the hearing date for the Bluff Harbor Lot Addition annexation.

Planner II William Reis reported that an annexation hearing was previously scheduled for the Pallante Addition. The parcel has new owners and the annexation is now being considered as Bluff Harbor Lot Addition. Mr. Reis reviewed the annexation schedule and the location of the 0.72 acres along Juniper Road. The parcel is located within the Urban Growth Boundary, within the City of Montrose sewer service area, and within the Menoken Water service area. Mr. Reis stated that the proposed zoning designation is MHR, Manufactured Housing Residential, which matches adjacent properties within the City limits.

Mr. Reis recommended approval of Resolution 2023-20 stating that the proposal is consistent with public health, safety, and welfare, City annexation policies, and the Comprehensive Plan

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to adopt Resolution 2023-20 as presented. All voted yes. Motion passed.

COMMERCIAL KITCHEN GRANT APPLICATION

City Council considered an application for a Commercial Kitchen Grant in the amount of \$176,283.46 for Toasty - All Day Eatery at 1341 Mayfly Drive.

Deputy City Manager Ann Morgenthaler provided an overview of the Commercial Kitchen Grant program which was implemented to expand the number of restaurants in the City for economic benefits and to enhance the vibrancy of the community. Ms. Morgenthaler said that the grant funding is intended to offset the high cost of installing commercial kitchens.

Ms. Morgenthaler reviewed the request from Toasty – All Day Eatery which will be located within the Flex Buildings of the Urban Renewal Authority project. If approved, the funds would be paid directly to the contractors and not to the applicant. Ms. Morgenthaler stated that under the agreement, the equipment cannot be removed from the property by the applicant, but the City could move the property to another location at the property owner's request. Funding for the grant would be provided by the undesignated fund balance in the General Fund.

The return on investment was discussed. A five-year projection showed sales tax revenues of \$222,526.00 for the business.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to approve a Commercial Kitchen Grant in the amount of \$176,283.46 for Toasty - All Day Eatery as presented. All voted yes. Motion passed.

COMMERCIAL KITCHEN GRANT APPLICATION

City Council considered an application for a Commercial Kitchen Grant in the amount of \$107,697.00 for Eatery North at 614 N. First Street.

Deputy City Manager Ann Morgenthaler reviewed the request and stated that the amount recommended is slightly less than the amount requested, and the two items not included in the recommendation are highlighted in yellow in the meeting packet. Ms. Morgenthaler stated that information on revenues is also included in the meeting packet, and the five-year sales tax projection shows the return on investment being met.

Concerns about parking availability were discussed. Planning Manager Jace Hochwalt stated that parking requirements are specific to zone districts, and no parking requirements are included in the downtown district. A public parking lot is located nearby.

Applicant Katie Graves reviewed the cost for electrical upgrades in the existing vacant building and addressed parking concerns. Ms. Graves stated that all costs included in the meeting packet are estimates from contractors and equipment providers.

Ms. Morgenthaler stated that payments for actual costs will be made directly to the contractors and not the applicant.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to approve a Commercial Kitchen Grant in the amount of \$107,697.00 for Eatery North as presented. All voted yes. Motion passed.

STAFF REPORTS

Halloween Event Update: Planning Manager Jace Hochwalt provided an update on Halloween events. On October 28, Farmers Market will partner with other organizations to host a costume contest, pumpkin painting, and other activities from 9 a.m. until 1 p.m. On October 31, downtown trick or treating is scheduled for 2 p.m. until 6 p.m. Window clings are available for participating businesses.

Police Department Report: Police Chief Blaine Hall reported that Public Works and the Police Department conducted a large-scale clean-up of transient sites after receiving complaints from concerned citizens. A plan is in place for multiple clean-ups annually.

City Project Update: City Engineer Scott Murphy reported that S. Tenth Street is scheduled for paving on October 4, and the 6700 Road Extension will be paved over multiple days next week. The Miami/6700 Road intersection will reopen, but work will continue on the Extension. Sidewalk restorations at 6700 and Sunnyside Roads are waiting on cable relocation and power pole removals.

CITY COUNCIL COMMENTS

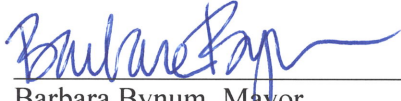
Mayor Barbara Bynum announced that Montrose hosted the State 4A High School Golf Championships, and Montrose High School golfer Noah Richmond won the individual state title.

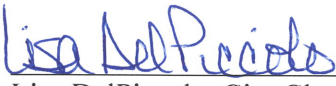
City Councilor Dave Frank reported that he attended a Region 10 Executive Committee meeting and broadband projects will continue to move forward. Mr. Frank said he will keep City Council informed of the progress, and there will be a small increase to the City's allocation fee.

MOTION TO ADJOURN

At 6:43 p.m., a motion was made by J. David Reed to adjourn the meeting with no further action taken.

ATTEST:


Barbara Bynum, Mayor


Lisa DelPiccolo, City Clerk

