REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, November 14, 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 schedule time to book this resource, please email planningmail@cityofmontrose.org at least three (3) days before the meeting.

1) City Council meeting called to order by Mayor Barbara Bynum

2) The Pledge of Allegiance

3) Roll call by the City Clerk

4) Changes to the agenda including additions and deletions

5) Colorado Gives/Uncompahgre Gives Proclamation

6) 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.

**Please note that the times listed are estimates only. Actual times may vary depending upon discussion and public comment received.*

7) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the November 6, 2023, special City Council meeting, and the November 7, 2023, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the November 6, 2023, special City Council meeting and the November 7, 2023, regular City Council meeting as presented.

8) HISTORIC PRESERVATION COMMISSION APPOINTMENTS (5 minutes)

City Council consideration of applicants Darlene Mora, John Eloe, Kenn Huff, Kent Kinsey, Marlene Gravitz, and Peg Evanoika for three vacant positions on the Historic Preservation Commission.

Action: Consider making a motion to appoint three of the applicants to the Historic Preservation Commission for terms that expire on October 16, 2026.

9) RESOLUTION 2023-26 (15 minutes)

City Council consideration of Resolution 2023-26, a Resolution of Intent to create the Otter Pond Circle Utility Relocation Special Improvement District. *Staff: City Attorney Chris Dowsey, City Manager Bill Bell*

Action: Accept public comment. Consider making a motion to adopt Resolution 2023-26 as presented.

10) 2024 BUDGET APPROVAL (10 minutes)

Ordinance 2645 - Second Reading: City Council consideration of Ordinance 2645 on second reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2024. *Staff: Finance Director Shani Wittenberg*

Resolution 2023-25: City Council consideration of Resolution 2022-25 adopting the 2024 Municipal Budget.

Action: Accept public comment. Consider making a motion to adopt Ordinance 2545 on second reading as presented. Consider making a motion to adopt Resolution 2023-25 as presented.

11) ORDINANCE 2651 - FIRST READING (15 minutes)

City Council consideration of Ordinance 2651 on first reading, an Ordinance of the City of Montrose, Colorado, amending Ordinance No. 2599 which appropriated funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2023; said expenditures of the City of Montrose over and above those anticipated at the time of adoption of the original budget for the fiscal year beginning January 1, 2023. *Staff: Finance Director Shani Wittenberg*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2651 on first reading as presented.

12) ORDINANCE 2652 - FIRST READING (15 minutes)

City Council consideration of Ordinance 2652 on first reading, an Ordinance of the City Of Montrose, Colorado, updating Title 1 Chapter 14, of the Official Code of the City Of Montrose, Colorado: amending Title 1 Chapter 14 Section 2 (1-14-2), regarding rules of procedure; amending Title 1 Chapter 14 Section 4 (1-14-4), regarding sentencing; Amending Title 1 Chapter 14 Section 5 (1-14-5), regarding enforcement of fines; and repealing and replacing other Code provisions to standardize cross-references in the Official Code of the City Of Montrose regarding sentencing. *Staff: Assistant City Attorney Matt Magliaro and Municipal Court Judge Erin Maxwell*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2652 on first reading as presented.

13) ORDINANCE 2646 - SECOND READING (10 Minutes)

City Council Consideration of Ordinance 2646 on second reading, an Ordinance of the City of Montrose, Colorado, amending Section 11-7-12 of the Official Code of the City of Montrose, concerning the zoning of new additions to the City and rezoning parcels already in the City limits. *Staff: Planning Manager Jace Hochwalt*

Action: Hold a hearing. Consider making a motion to adopt Ordinance 2646 on second reading as presented.

14) ORDINANCE 2647 - SECOND READING

City Council consideration of Ordinance 2647 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Osprey Addition. *Staff: Planner II William Reis*

Action: Hold a hearing. Consider making a motion to adopt Ordinance 2647 on second reading as presented.

15) ORDINANCE 2648 - SECOND READING (5 minutes)

City Council consideration of Ordinance 2648 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Osprey Addition as a "P", Public District, "R-4", High Density District, and "R-3A" Medium High Density District. *Staff: Planner II William Reis*

Action: Hold a hearing. Consider making a motion to adopt Ordinance 2648 on second reading as presented.

16) ORDINANCE 2649 - SECOND READING (5 minutes)

City Council consideration of Ordinance 2649 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Bluff Harbor Lot Addition. *Staff: Planner II William Reis*

Action: Hold a hearing. Consider making a motion to adopt Ordinance 2649 on second reading as presented.

17) ORDINANCE 2650 - SECOND READING (5 minutes)

City Council consideration of Ordinance 2650 on second reading, an Ordinance of the City of Montrose, Colorado providing for the zoning of the Bluff Harbor Lot Addition as an "MHR", Manufactured Housing Residential District. *Staff: Planner II William Reis*

Action: Hold a hearing. Consider making a motion to adopt Ordinance 2650 on second reading as presented.

18) PHASE 2 LAND DEVELOPMENT REGULATIONS CODE UPDATE SERVICE AGREEMENT (10 Minutes)

City Council consideration of a professional services contract with Plan Tools, LLC in the amount of $105,000 for Phase 2 code updates specific to Title 11 of the Montrose Municipal Code. *Staff: Planning Manager Jace Hochwalt*

Action: Accept public comment. Consider making a motion to award a professional services contract to Plan Tools, LLC in the amount of $105,000 for Phase 2 code updates specific to Title 11 of the Montrose Municipal Code as presented.

19) NIAGARA-HILLCREST ROUNDABOUT CONSTRUCTION CONTRACT (10 Minutes)

City Council consideration of $3,209,461.38 in expenditures for construction of the Niagara-Hillcrest Roundabout Project. This includes the award of a construction contract to Oldcastle SW Group, dba United Companies in the amount of $3,078,461.38, a survey and engineering support contract to Del-Mont Consultants in the amount of $111,000, and up to $20,000 in expenditures to Delta-Montrose Electric Association for street lighting within the project. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to approve $3,209,461.38 in expenditures for construction of the Niagara-Hillcrest Roundabout Project as presented.

20) STAFF REPORTS

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

B) Third Quarter Budget Review (5 minutes)
Staff: Finance Director Shani Wittenberg

21) CITY COUNCIL COMMENTS

22) MOTION TO ADJOURN

PROCLAMATION

Colorado Gives / Uncompahgre Gives

November 1, 2023 – December 5, 2023

WHEREAS, November 1, 2023, begins the annual month long giving campaign for Colorado Gives Day, which is Dec 5, 2023, a statewide day to promote and support our nonprofit resources; and

WHEREAS, The Colorado Gives Day campaign encourages philanthropy and generosity for the nonprofits whose services we benefit from as a community; and

WHEREAS, Through the efforts of Colorado Gives 365, and their Regional Champion Uncompahgre Gives of the Montrose Community Foundation, donors are driven to support local, participating non-profits of Ouray, Delta, and Montrose Counties; and

WHEREAS, The Montrose Community Foundation, a non-profit charitable partner for over 30 years, envisions a healthy and vibrant community for all the Uncompahgre Valley; and

WHEREAS, our area nonprofits accomplish this through our community's generosity.

NOW, THEREFORE, we, the City Council of the City of Montrose, Colorado, do hereby proclaim November 1, 2023, through December 5, 2023, as

Uncompahgre Gives for Colorado Gives Day

in the City of Montrose, to encourage the members of this community to be aware of the good our local nonprofits do for the health of our community and to find it in their hearts to give back and support their favorite local causes.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Montrose, this 14th day of November, 2023.

_____

Barbara Bynum, Mayor

A special meeting of the Montrose City Council was held on Monday, November 6, 2023, at 1:30 p.m. in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Barbara Bynum, J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Ben Morris, Chris Dowsey, Katey Crowley, Lisa DelPiccolo

CALL TO ORDER

Mayor Barbara Bynum called the special meeting to order at 1:30 p.m.

EXECUTIVE SESSION

At 1:30 p.m., a motion was made by Dave Frank, seconded by Ed Ulibarri, 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 applicant interview. All voted yes. Motion passed.

RECONVENEMENT

The special meeting reconvened at 2:31 p.m.

At 2:31 p.m. a motion was made by Dave Frank, seconded by Doug Glaspell, to offer the position of City Attorney to Chris Dowsey with an effective date of November 13, 2023. All voted yes. Motion passed.

ADJOURNMENT

At 2:35 p.m. a motion was made by Dave Frank to adjourn the meeting with no further action taken. All voted yes. Motion passed.

ATTEST:

_____
Barbara Bynum, Mayor

_____
Lisa DelPiccolo, City Clerk

A regular meeting of the Montrose City Council was held on Tuesday, November 7, 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, Chris Dowsey, Greg Story, Lisa DelPiccolo, Scott Murphy, Jim Scheid, Blaine Hall, David Bries, Shani Wittenberg, Jace Hochwalt, Matt Magliaro, William Reis

GUESTS: Sophano Kan, Fangling Kousoum, John W. Nelson, David Kienholz, Gary Clark, Dean McCall, Sheridan Mitchell

CALL TO ORDER

Mayor Barbara Bynum called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

MOMENT OF SILENCE

Police Chief Blaine Hall led a moment of silence in honor of Montrose County Sheriff's Deputy Rick Mayer.

CHANGES TO THE AGENDA

No changes were made to the agenda.

COLORADO GIVES/UNCOMPAHGRE GIVES PROCLAMATION

This item was postponed.

ACKNOWLEDGEMENT OF CITY ATTORNEY BEN MORRIS

City Attorney Ben Morris was unable to be present.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the October 17, 2023, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Dave Frank, to approve the minutes of the October 17, 2023, regular City Council meeting as presented. All voted yes. Motion passed.

NEW FERMENTED MALT BEVERAGE AND WINE LICENSE APPLICATION

City Council considered an application for a new Fermented Malt Beverage and Wine license at 113 W. Main Street for S & F Market LLC, doing business as El Patron Mexican Grocery, Beer, Wine, Smoke Shop, for consumption off of the licensed premises.

Assistant City Attorney Chris Dowsey reported that this is a public hearing for a new license. Mr. Dowsey stated that the file is in order, the fees have been paid, and a staff review of the application found nothing that would prevent approval of the license.

Applicant Sophano Kan stated that he owns Pour House liquor store and is applying for new license at 113 W. Main Street. Mr. Kan said he estimates 20 to 25 percent of sales will be beer and wine, 40 percent will be grocery items and the remainder smoke shop items. Mr. Kan said new and existing employees will attend alcohol server training. Mr. Kan agreed to the neighborhood as the City of Montrose and stated that his existing customers support the new license as well as those who signed the petition.

Mr. Dowsey reviewed a summary of the petitions circulated. A total of 110 signatures were collected and 20 were determined to be valid and in support of the license being issued. Mr. Kan said that the petitions were circulated at Pour House and all who were asked to sign voiced support for the new license. Mr. Kan said he has not had any liquor license violations at Pour House and explained processes used to verify the age of customers.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve a new Fermented Malt Beverage and Wine license at 113 W. Main Street for S & F Market LLC, doing business as El Patron Mexican Grocery, Beer, Wine, Smoke Shop for consumption off of the licensed premises. All voted yes. Motion passed.

OSPREY ADDITION ANNEXATION

A hearing was held on the annexation of the Osprey Addition.

Planner II William Reis reviewed the annexation schedule and the location of the 9.53 acres and stated that the parcel is within the Urban Growth Boundary and within City water and sewer service areas. The parcel is surrounded by City limits.

Mr. Reis reviewed the zoning of the surrounding area and the requested zoning designations. The western portion would be designated P, Public District, and used for the All Points Transit facility, the eastern parcel would be zoned R-4, High Density District, and a small portion of right of way would be designated R-3A, Medium High Density District. Mr. Reis stated that a minor subdivision plat will be recorded following the annexation and will reconcile the split zoning.

Mr. Reis recommended approval of the annexation and proposed zoning stating that the proposal is consistent with public health, safety, and welfare, City annexation policies and the Comprehensive Plan. An annexation agreement has been signed by the applicant, and the Planning Commission unanimously recommended approval of the zoning designations on October 25.

City Engineer Scott Murphy introduced All Points Transit Board Members John W. Nelson and David Kienholz, Executive Director Gary Clark, and property owner Dean McCall. Mr. Murphy reviewed concept illustrations for the future All Points Transit facility.

Resolution 2023-23: City Council considered Resolution 2023-23, Findings of Fact for the Osprey Addition.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to adopt Resolution 2023-23 as presented. All voted yes. Motion passed.

Ordinance 2647 – First Reading: City Council considered Ordinance 2647 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Osprey Addition.

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 Dave Frank, to pass Ordinance 2647 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2648 – FIRST READING

City Council considered Ordinance 2648 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Osprey Addition as a "P", Public District, "R-4", High Density District, and "R-3A" Medium High Density District. A hearing was held.

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 J. David Reed, to pass Ordinance 2648 on first reading as presented. All voted yes. Motion passed.

BLUFF HARBOR LOT ADDITION ANNEXATION

A hearing was held on the annexation of the Bluff Harbor Lot Addition.

Planner II William Reis reviewed the annexation schedule and location of the .72 acres along Juniper Road. Mr. Reis stated that the property is located within the Urban Growth Boundary, within the City of Montrose sewer service area, and within the Menoken Water service area. Mr. Reis reviewed the zoning of the surrounding area and the proposed zoning designation of MHR, Manufactured Housing Residential District.

Mr. Reis recommended approval of the annexation and proposed zoning designation stating that the proposal is consistent with public health, safety and welfare, City annexation policies and the Comprehensive Plan. An annexation agreement has been signed by the applicant, and the Planning Commission unanimously recommended approval of the zoning designation on October 25.

Resolution 2023-24: City Council considered Resolution 2023-24, Findings of Fact for the Bluff Harbor Lot Addition.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Resolution 2023-24 as presented. All voted yes. Motion passed.

Ordinance 2649 – First Reading: City Council considered Ordinance 2649 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Bluff Harbor Lot Addition.

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 2649 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2650 – FIRST READING

City Council consideration of Ordinance 2650 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Bluff Harbor Lot Addition as "MRH", Manufactured Housing Residential District. A hearing was held.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by J. David Reed, seconded by Dave Frank, to pass Ordinance 2650 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2645 – FIRST READING

City Council considered Ordinance 2645 on first reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2024. A hearing was held.

Finance Director Shani Wittenberg reviewed the budget process which began on April 17 with a strategy session to determine budget priorities. Department budgets were reviewed in July, and a budget session with City Council was held on September 7. Ms. Wittenberg stated that a public open house was held on October 17, and the proposed budget was delivered to City Councilors by October 15 in accordance with the City Charter.

Ms. Wittenberg provided an overview of the $103 million budget by fund and noted proposed increases to water, sewer, and trash service rates.

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 J. David Reed, to pass Ordinance 2645 on first reading as presented.

City Councilor Ed Ulibarri noted that he had questions he would like to discuss with the City Manager before he could vote in favor of the proposed budget.

Ed Ulibarri voted no. All others voted yes. Motion passed.

RESOLUTION 2023-21

City Council considered Resolution 2023-21, repealing and replacing Chapters 3-1-1, 3-1-2, and 3-1-3 of the City of Montrose Regulations Manual and adopting the 2024 fee schedule.

City Clerk Lisa DelPiccolo reported that a summary of the proposed changes for 2024 is included in the meeting packet along with a redline version of the changes, and the final version of the fee schedule is included as Exhibit A to the Resolution. Ms. DelPiccolo stated that no changes were made to the proposed fee schedule since it was reviewed at the October 16 work session, but code references were added to the final version.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to adopt Resolution 2023-21 as presented. All voted yes. Motion passed.

ORDINANCE 2643 – SECOND READING

City Council considered Ordinance 2643 on second reading, an Ordinance of the City of Montrose, Colorado, adding new sections 5, 6, and 7 to Title 1 Chapter 9 of the Official Code of the City of Montrose, Colorado, concerning campaign finance regulations for the City of Montrose Municipal Elections.

Assistant City Attorney Chris Dowsey reported that state legislation adopted in 2023 capped campaign contributions for municipal elections, and Ordinance 2643 opts out of the contribution limits while retaining existing procedures. Mr. Dowsey said no changes were made to the Ordinance since first reading on October 17.

City Clerk Lisa DelPiccolo confirmed that Ordinance 2643 formalizes a procedure for complaints.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Dave Frank, to adopt Ordinance 2643 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2644 – SECOND READING

City Council considered Ordinance 2644 on second reading, an Ordinance of the City of Montrose, Colorado, repealing and replacing Title 6 Chapter 1 Section 21 (6-1-21) regarding unreasonable noise.

Assistant City Attorney Matt Magliaro provided an overview of the amendments to the noise ordinance which would enhance the ability to prosecute violations. Mr. Magliaro stated that there have been no changes since a work session review on October 2 and since first reading of the Ordinance on October 17.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to adopt Ordinance 2644 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2646 – FIRST READING

City Council considered Ordinance 2646 on first reading, an Ordinance of the City of Montrose, Colorado, amending Section 11-7-12 of the Official Code of the City of Montrose, concerning the zoning of new additions to the City and rezoning parcels already in the City limits. A hearing was held.

Planning Manager Jace Hochwalt reviewed the current initial zoning and rezoning procedures and stated that the amendment proposed in Ordinance 2646 is intended to clarify the processes. Mr. Hochwalt stated that wording was also amended to state that ad hoc conditions cannot be set in the zoning ordinance since the zoning ordinance does not track with the title. A redline version of the

revisions is included in the packet. Mr. Hochwalt said that the goal with ongoing Land Use Code updates is to bring the Code to industry standard.

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 J. David Reed, to pass Ordinance 2646 on first reading as presented. All voted yes. Motion passed.

RESOLUTION 2023-22

City Council considered Resolution 2023-22, setting January 2, 2024, as the hearing date for the Blowers Addition annexation.

Planner II William Reis reviewed the annexation schedule and location of the 15.22 acres consisting of three parcels and a sliver of right of way. Mr. Reis reviewed the zoning of the surrounding area and the proposed zoning designation of RL, Rural Living District, and stated that the applicant is requesting annexation to connect to City utilities.

Mr. Reis recommended adoption of Resolution 2023-22 stating that the proposal is consistent with public health, safety and welfare, City annexation policies and the Comprehensive Plan. An annexation agreement and an annexation impact report are required.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Resolution 2023-22 as presented. All voted yes. Motion passed.

RIO GRANDE RIGHT OF WAY AND PUBLIC WORKS FACILITY PROPERTY PURCHASE

City Council considered the purchase of 16.0± acres near the intersection of Rio Grande Avenue and East Oak Grove Road at a purchase price of $800,000.00 to acquire the rights of way necessary for the southern extension of Rio Grande Avenue and for use as the City's new Public Works facility.

City Engineer Scott Murphy provided an overview of the long-range plan to extend Rio Grande Avenue as a western arterial. Mr. Murphy stated that the City has secured necessary rights of way for the extension over the past several years with the exception of the parcel being discussed this evening. Six residential trailers exist on the site and septic issues prompted the owner to consider selling the property. Mr. Murphy said the existing Public Works location has constraints on expansion due to the airport, and this new location fits with the surrounding area, is accessible to the public, and is centrally located for convenience and response time.

Mr. Murphy reviewed the terms of the purchase agreement. The owner is terminating the leases on the trailers, and the City will abate and demolished any trailers that remain on the site. The closing will be set within six months of the effective date of the agreement. Water rights associated with the property will be retained by the current owner. Mr. Murphy stated that the purchase price is $800,000.00, funded primarily with ARPA funds, plus additional compensation to relocate the current residents.

Public Works Director Jim Scheid provided an overview of research conducted in past years including needs assessments and tours of other Public Works Facilities. Mr. Schied reviewed the unique need for a large site near the city to accommodate a facility that fits into the neighborhood and offers accessibility. Mr. Scheid said that design of the Public Works facility, site clean-up, and securing of the site are scheduled in 2024.

Mr. Murphy reported that the design of the Rio Grande extension will also take place in 2024 and that the project is a good candidate for federal grants.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the purchase of 16.0± acres near the intersection of Rio Grande Avenue and East Oak Grove Road at a purchase price of $800,000.00 as presented and to authorize the signature of the City Manager or designee on any documents necessary to execute this transaction. All voted yes. Motion passed.

USED TRASH TRUCK PURCHASE RATIFICATION

City Council considered the ratification of the purchase of a used 2019 Peterbilt refuse truck from Elliot Equipment in Commerce City, Colorado, for the total purchase price of $219,800.00.

Public Works Director Jim Scheid reported that the City ordered three trash trucks since 2021, and delivery has been delayed which impacts other vehicles in the fleet. Mr. Scheid stated that a trade-in became available and action was taken to purchase the vehicle while it was available. Mr. Scheid stated that the used vehicle is exactly the same as the vehicles on order. It aligns with the replacement schedule and budget and will be scheduled for replacement in 2025.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the ratification of the purchase of a used Peterbilt refuse truck from Elliot Equipment in Commerce City, Colorado, for the total purchase price of $219,800.00 as presented. All voted yes. Motion passed.

TRASH TRUCK REPAIR RATIFICATION

City Council considered the ratification of an emergency repair to a trash and recycle refuse truck for a complete engine replacement performed by Nextran Truck Center in Fruita, Colorado, in the amount of $42,763.00.

Public Works Director Jim Scheid reviewed the critical need to repair the truck and relieve pressure put on other trucks in the fleet. Mr. Scheid thanked the City Manager and City Council for recognizing the need to repair the truck quickly.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the ratification of an emergency repair to a trash and recycle refuse truck by Nextran Truck Center in Fruita, Colorado, in the amount of $42,763.00 as presented. All voted yes. Motion passed.

STAFF REPORTS

2023 Leaf Collection: Public Works Director Jim Scheid reported that the annual leaf collection is scheduled for November 13 through December 7. Residents are asked to put leaves in clear bags and place the bags by the curb. Public Works crews will collect the bags at no cost to the residents. Clear bags are requested to make sure only leaves are inside, but all bags will be picked up. Clear bags are available for sale at City Hall.

CITY COUNCIL COMMENTS

City Councilor Dave Frank commended City staff for providing responsive and compassionate government.

Mayor Barbara Bynum reported that the proclamation scheduled earlier in the evening will be postponed until the next meeting.

MOTION TO ADJOURN

At 7:34 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

RECEIVED OCT 2 6 2023

Historic Preservation Commission Application

Date: Oct. 26, 2023

Commission Eligibility:

Please check any of the following:

- [x] I am a professional representing an area of expertise relevant to historic preservation
- [x] I have a demonstrated interest in Historic Preservation
- [ ] I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

  Business Address: _____

- [ ] I make my primary residence within the City of Montrose

Personal Information:

Name: Kenneth (Kenn) Huff

Primary Residence Address: 15602 Kay Court

City: Montrose State: Colorado Zip: 81403

Phone: 970-249-0789

E-mail Address: kennhuff6@gmail.com

Primary Employer: Retired Public School Teacher

Length of Employment: 34 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?
Yes

If yes, please specify name of Board or Commission. Historic Preservation Commission

Date Range: 2020 -2023

Educational background:

BA - U.S. History, Physical Education, Education minor - 1969 Western State College

M.A. - Athletic Administration - Idaho State University -1978

School Administration Certifiate - University of Colorado 1992

Relevant experience related to historic preservation:

Have served on this commission since 2019

Provide a brief explanation of your interest in historic preservation:

History teachers, even retired ones, want to preserve the heritage of a location through preserving many of the early structures and areas to help delinate the progress made in construction as well as the linage of the founding families in their towns. At present, Montrose has a noticable history of many pre-World War II buildings and parks and new growth in surrounding areas. Allowing the immigrants to this area see the history as well as the progress helps sustain growth and revitalize the historic downtown area.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Kenneth L. Huff, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Kenneth L. Huff — Oct. 26, 2023

Signature of applicant — Date

Please attach a current resume and return to City Clerk's Office, 400 E. Main Street.

RECEIVED OCT 30 2023

Historic Preservation Commission Application

Date: 10/26/2023

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ■ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

  Business Address: _____
- ☐ I make my primary residence within the City of Montrose

Personal Information:

Name: Kent Kinsey

Primary Residence Address: 1808 Story Lane

City: Montrose State: CO Zip: 81403

Phone: 970-209-4271

E-mail Address: kenkin@peoplepc.com

Primary Employer: Retired

Length of Employment: _____

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?
No

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

Montrose High, Life

Relevant experience related to historic preservation:

Currently Serving as Vice chair of the Montrose County Historical Landmark Adviciory Board

Provide a brief explanation of your interest in historic preservation:

As a fourth Generation Montrosean I am very intersted in preserving the history that my forefathers help build and support.
It is extremely important to preserve what has come before us for the future generations

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Kent Kinsey, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Signature of applicant

10-26-2023
Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

RECEIVED OCT 3 1 2023

Historic Preservation Commission Application

Date: 10.30.2023

Commission Eligibility:

Please check any of the following:

- [x] I am a professional representing an area of expertise relevant to historic preservation
- [x] I have a demonstrated interest in Historic Preservation
- [ ] I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

  Business Address: _____
- [ ] I make my primary residence within the City of Montrose

Personal Information:

Name: MARLEEN GRAVITZ

Primary Residence Address: 62837 Spring Creek Rd

City: Montrose State: CO Zip: 81403

Phone: 727-512-4079

E-mail Address: Lgravitz58@gmail.com

Primary Employer: NA

Length of Employment: _____

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

NO

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

Oakland Univ, Rochester, MI BA-Education

Texas State University, MAG-Geography Landuse Planning Dev. + Mgmt

Relevant experience related to historic preservation:

- Hartford Architecture Conservancy: Researched Chain of title + developed National Register Nominations
- Reconciled mapping differences and indexed 3 volume inventory of all property in City of Hartford
- City of Tarpon Springs, FL - Served + Chaired Heritage Preservation Board - 10 yrs.

Provide a brief explanation of your interest in historic preservation:

In the 1970's I lived in a house, listed in the tax records as "old house", no construction date. In the course of my effort to establish that date I become deeply involved in the family history of the family that had owned the property since the early 18th cent. Each generation had made significant contributions to the welfare, politics + ethics of the town. Very little remained to mark their contributions. The house represented them in today's world and to me that seemed important. I took a year and a half, but I did establish the construction date: 1833 That was the beginning.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, MARLEEN Gravitz, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Marleen B. J. Gravitz
Signature of applicant

10.30.2023
Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

MARLEEN P.I. GRAVITZ
62837 Spring Creek Road
Montrose, CO, 81403
727-512-4079

Education:

MAG Land/Area Development and Management.
Texas State University, San Marcos, Texas 1996

BA Education, Oakland University,
Rochester, MI 1963

Other Individualized Instruction (graduate level) University of Rhode Island

Theater History, Roger Williams College, Bristol, Rhode Island

Economics and Real Estate Law, Greater Hartford CC, Hartford, CT

Property Management and Real Estate Appraisal, University of Hartford, Hartford, CT

Publications - Presentations:

"Factors Affecting Rural Participation in Competitive Federal Grant Programs, Thesis, 1996

Switzerland-Activity Guide, Around the World Series, (with Richard Boehm, Ph.D). McDonald & Woodward Publishing Co., Ft. Pierce, FL, 1996.

Factors Affecting Rural Participation in Competitive Federal Grant Programs, Association of American Geographers 92nd Annual Meeting, April, 1996, Charlotte, NC.

Developer/Planner:

- Developed strategic tourism plans for Hays County and the City of San Marcos,TX with the Balcones Consulting Group, 1994
- Prepared $2,000,000 ISTEA, Hike and Bike proposal on behalf of the City of San Marcos,TX, 1994 and 1996
- Consulted with various Texas communities during preparation of Empowerment Zone/ Enterprise Community applications (1995) and participated in state level review process with Texas Department of Commerce.
- Participated in Quick Response Hazards Team Survey investigating "Initial Public Risk Assessment of a Hazard Warning in Southern California with Investigations into Ethnic and Gender Response), Pasadena, CA, 1995
- Developed use and marketing proposal for the Texas State University, 3500 acre, Freeman Ranch, 1992.

- Proposed and developed Elderhostel Service Program at TSU in support of 5 Wetlands Restoration Project for Aquarena Springs. Project is co-sponsored by TSU, US Fish and Wildlife, and Texas Texas Parks and Wildlife.
- Rehabilitated derelict multi-unit residential apartments and duplexes, 1992-present

Real Estate Professional:
- Entrepreneur focusing on real-property service needs of large lenders and corporations in five state area of NewEngland,1981-1992.
- Held management and national marketing positions with several national real estate firms.
- Provided agent training modules, identified and developed corporate clients, developed marketing and service provision materials including print, and audio/visual presentations and a functional spouse employment resource.

Not for profit Administrator:
- Connecticut Citizens for Judicial Modernization.Citizen group focused on simplification of the trial court system and creation of non-political selection and dismissal procedures for the judiciary.
- Coordinated activities of 350 volunteers during survey of every court room in the state.
- Managed office staff, developed funding, spoke before the legislature and edited monthly newsletter.
- Developed funding for published reports from Ensworth Foundation and Law Enforcement Assistance Foundation, operating funds developed from The Hartford Foundation, the Bridgeport Foundation and other private contributors. Hartford, 1972-1978

Researcher:
- Hartford Architecture Conservancy, Researched chain of title and developed National Register of Historic Property nominations, 1973-1975
- Reconciled mapping differences and indexed three volume inventory of all real property located within the City of Hartford, CT, 1976

Teacher/Curriculum Developer:
- Developed and taught with a three member team in multi-unit(vertically grouped and open classroom) elementary school program within the public school system. Bristol RI. 1968-1971

Community Involvement:
- The Florida Orchestra, back stage Guest Host for visiting performers and conductors. 2000-2020
- Heritage Preservation Board, Member and Chair, City of Tarpon Springs, 1999-2009
- Public Art Committee, City of Tarpon Springs, FL, originating chair, 2008-2010
- Leepa-Rattner Museum of Art, St. Petersburg University, Board member, 2010-2020
- Central Texas Student Finance Corporation, Secretary-treasurer of the Board, San Marcos, Tx, 1994-1998
- San Marcos Performing Arts Association, President, San Marcos, TX, 1994-1996
- General Chair, "A Slice of Texas Toast," a community theater theater benefit for performing arts programs in the public schools, San Marcos TX, 1995
- Friends of the Fine Arts, TSU, Board Member, San Marcos, TX, 1996
- Community Action,Inc., Board Member, San Marcos, TX, 1994-1996
- Play scape, construction aid, San Marcos, TX, 1993
- New Neighbors and Friends, Inc., President, San Marcos, TX, 1993-1994
- Community Education Resources,Inc., (The Bridge), Board member, West Hartford,CT, 1983-1985
- West Hartford Extended Day Care, founding treasurer, west Hartford, CT, 1975-1979

RECEIVED OCT 3 1 2023

Historic Preservation Commission Application

Date: 10/31/23

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

  Business Address: _____
- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Peg Evanoitka

Primary Residence Address: 2270 Locust Rd

City: Montrose State: CO Zip: 81401

Phone: 970-209-3934

E-mail Address: Peg@PegEvanoitka.com

Primary Employer: The Real Estate Store

Length of Employment: 24 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

Yes

If yes, please specify name of Board or Commission. Historic Montrose Downtown

Date Range: 1992-2000 ?

Educational background:

Two High Schools, "graduate" of Uncompahgre Valley Leadership Program, "Class of 99", Board of Realtors 2002-2005, & Various Committees of Montrose Assn of Realtors, Business Owner 1980-1994

Relevant experience related to historic preservation:

Renovated 2305. 2nd, Built a Private residence in 1999 as a replica of a Craftsman 1910 home (2151 - 6450 Rd)

Provide a brief explanation of your interest in historic preservation:

Having lived in Montrose since 1972 I have observed the remodeling and "remuddling" of historic structures in downtown, i.e. both banks on Main Street and other buildings. I believe the Heart of our community is in our ability to retain our history and blend it with today's needs., I appreciate this history and the unique-ness of the area.

I am proud of the recent steps the city and committee have taken in preserving our historic buildings and would like to be a part of the process.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

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I, Roy Dimmick, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Roy Dimmick

Signature of applicant

10/30/23

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

Resume'

Peg Evanoika

970-209-3934 peg@pegEvanoika.com
2270 Locust Rd. Montrose, CO 81401

October 31, 2023

1. 1999-present- Broker Associate, State of Colorado, Lic # FA 40014873
2. 1994-1998—Groskopf & Groskopf, LLC Accounting firm
3. 1992-2000 Member and later Coordinator Historic Montrose Downtown
4. 1981-1994, owner/tech, employed average 3-5 stylists - Peg's Hairlines & Nail Designs, 230 S 2nd



Historic Preservation Commission Application

Date: 10/24/2023

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ■ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

  Business Address: _____

- ■ I make my primary residence within the City of Montrose

Personal Information:

Name: DARLENE MORA

Primary Residence Address: 121 North 9th Street

City: Montrose State: Co. Zip: 81401

Phone: 970 596 0064

E-mail Address: moradarlene@gmail.com

Primary Employer: Tri County Health Network

Length of Employment: 10 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

Yes

If yes, please specify name of Board or Commission. Historic Preservation

Date Range: Term ended 10/16/23

Educational background:

Bachelor's

Relevant experience related to historic preservation:

Served last year.

Provide a brief explanation of your interest in historic preservation:

Would like to continue being part of the Historic Preservation to assist with projects we started. Would like to see the outcome of T.F neighborhood project and the Morada project as well as other projects in the Montrose area.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

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All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Darlene Mora, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Darlene Mora
Signature of applicant

10/24/2023
Date

Please attach a current resume and return to City Clerk's Office, 400 E. Main Street.

Historic Preservation Commission Application

Date: 10/25/23

Commission Eligibility:

Please check any of the following:

- [x] I am a professional representing an area of expertise relevant to historic preservation
- [x] I have a demonstrated interest in Historic Preservation
- [ ] I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

  Business Address: _____

- [x] I make my primary residence within the City of Montrose

Personal Information:

Name: John Eloe

Primary Residence Address: 2925 Outlook Road

City: Montrose State: CO Zip: 81401

Phone: 970-596-3088

E-mail Address: jaense@mindspring.com

Primary Employer: Retired, Architect

Length of Employment: _____

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?
yes

If yes, please specify name of Board or Commission. Historic Preservation Commission

Date Range: 2018 to 10/2023 (term expired)

Educational background:

Master of Architecture/Urban Design, UCLA (1976)

Bachelor of Architecture, University of Colorado (1971)

Relevant experience related to historic preservation:

Project design architect for Downtown Historical Walking Tour,
historical preservation / renovation project architect of Pomona Agricultural Building/MCSD and renovation of a
Main Street city registered historical preservation building, S.H Nye Building. All while with Patrik Davis Associates.

Provide a brief explanation of your interest in historic preservation:

Our community's past is the roots of what it is today: a developing commercial, agricultural and regional outdoor recreation destination desired for it's quality life style.
As a great amount of Montrose's history is reflected in the structures that remain within the downtown core, our efforts must be focused on how to retain and preserve this heritage.
My desire is to advocate, in any way possible, the continued preservation of Montrose's heritage so that "why we live here" does not slip away. I feel
we are at a crossroads in time whereby the downtown can either resurrect it's prideful past, in a safe and healthy way, or continue to be remade with disingenuous
cosmetics. Design guidance and financial incentives may be all that is needed to encourage current building owners to preserve their properties
and seek local historical register designation.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

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All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, John Eloe, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

John Eloe

Signature of applicant

10/25/23

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.



John A. Eloe, prior affiliations: AIA | NCARB | LEED AP

Education: University of California, Los Angeles; Master of Architecture / Urban Design, 1976.

University of Colorado;
Bachelor of Architecture, 1971

Retired Architect: Colorado (#304370) and California (C-10497); NCARB

Project Role: Retired

Experience: 44 years total.

Mr. Eloe has diverse experience in a variety of building types and sizes, as well as in city and land planning. He is adept at facilitating user groups to build project consensus through interactive programming. His design talent is effective in developing alternatives that suit specific site, municipal, and regional constraints. He skillfully directs, facilitates, and manages owner, consultant, and design teams of varying sizes.

Areas of Expertise:

- Project Management
- Programming and Planning
- Design
- Research and Technical Development

SELECT PROJECT EXPERIENCE (+ in association while with other firms)

Mesa State College, Grand Junction, CO
- Maverick Center Fieldhouse, Construction Administration Phase
- Residence Halls Renovation (Tolman, Rait, & Piñon), Schematic Design

Colorado Northwestern Community College, Rangely, CO
- Wellness Center
- Master Planning
- Striegel Hall and Rector Hall Renovations

Ute Indian Museum, Montrose, CO
Master Planning for expansion (through Design Development)

Montrose Regional Library, Montrose, CO
25,000 sq. ft. main library with adjoining Mesa State College renovation

Montrose Memorial Hospital Expansion, Montrose, CO
82,000 sq. ft. expansion and remodel

Montrose Community Recreational Center (in association with Barker Rinker Seacat), Montrose, CO

82,000 sq. ft. multi-use recreational facility.

La Quinta Civic Center & La Quinta City Hall, La Quinta, CA
17-acre master plan development for public and private use. The "campus" plan includes the city hall, branch library, senior center, and arts foundation. Incorporated into the plan is a flood control basin which serves as a community events park.

Los Angeles Convention Center Expansion, Los Angeles, CA
Gruen / Pei Cobb Freed. 2.5 M sq. ft. addition to the current convention center. The addition includes meeting rooms, exhibit hall, restaurant, kitchen expansion, administrative offices, auditorium, and parking.

Pomona Library, Montrose, CO
Historical Renovation

Downtown Historical Walking Tour, Montrose, CO
Designed steel information standards to describe the significance and architectural characteristics of several of the historical buildings within a four-block downtown area.

Hilltop Community Resources, Inc.
Community Center @ Bacon Campus, Grand Junction, CO
Dining Room Expansion @ The Commons, Grand Junction
Phase II Cottages @ The Commons, Grand Junction

Residential Youth Services Renovation / Addition

Adult Day Care Renovation

Homestead at Montrose, Assisted Living
Montrose, CO

RESOLUTION 2023-26

Resolution of Intent to Create
Special Improvement District

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

1. Pursuant to Section 1-19-3 of the Official Code of the City of Montrose, Colorado, the City Council hereby initiates proceedings for the creation of an Improvement District in accordance with the terms and conditions herein.

2. The name of the District shall be the **Otter Pond Circle Utility Relocation Special Improvement District**. The improvements to be constructed consist of relocation of water and sewer utilities around the Otter Pond HOA's dam and reconstruction of curb, gutter, sidewalk, and pavement over top of the dam (hereinafter called "Public Improvements"). A map of the District showing the location of each tract in the District is attached as Exhibit 1.

3. The chart attached as Exhibit 2 denotes the legal description of each tract of property to be included in the District; the names and addresses of known owners; the percentage of the aggregate assessment to be borne by each tract; and the maximum assessment as estimated for each parcel.

4. The City will advance funding for Public Improvements, the cost of which will be reimbursed through this District, after construction is complete. The maximum cost of the proposed Public Improvements, including engineering, legal and administrative expenses is estimated to total $420,000. Any costs exceeding this amount for the completion of Public Improvements shall be borne by the City.

5. The assessments may be paid in (20) annual installments with interest on the unpaid principal charged at the rate of four percent (4%) per annum. There will also be an option to pre-pay the full amount of the assessment.

6. Assessments shall be computed pro-rata based on 1/85 of the total cost for improvements.

7. A public hearing shall be held to consider the formation of this District at 6:00 P.M. on the 14th day of November, 2023, in the Council Chambers at the historic Montrose Elks' Building at 107 S. Cascade Avenue, Montrose, Colorado.

8. If actual costs are less than this maximum, assessments will be reduced proportionately.

ADOPTED this 14th day of November, 2023.

CITY OF MONTROSE

_____
J. David Reed, Mayor *Pro Tem*

ATTEST:

_____
Lisa DelPiccolo, City Clerk

EXHIBIT 1



LEGEND

IMPROVEMENT DISTRICT BOUNDARY

PARCEL LINES PER COUNTY GIS RECORDS

REFERENCE DOCUMENTS

- (A) OTTER POND SUBDIVISION FILING NO. 1 (RECEPTION 600323)
- (B) PLAT OF THE SPEC SIX SUBDIVISION LOT LINE ADJUSTMENT (RECEPTION 658862)
- (C) REPLAT OF LOTS 19&20, OTTER POND SUBDIVISION FILING NO. 1 (RECEPTION 638417)
- (D) REPLAT OF LOT 56&OPEN SPACE 6, OTTER POND SUBDIVISION FILING NO. 1 (RECEPTION 620752)
- (E) BEARD AMENDED PLAT (RECEPTION 869641)
- (F) OTTER POND SUBDIVISION FILING NO. 5 (RECEPTION 648950)
- (G) OTTER POND SUBDIVISION FILING NO. 6 (RECEPTION 655051)
- (H) OTTER POND SUBDIVISION FILING NO. 4 (RECEPTION 640077)
- (I) OTTER POND SUBDIVISION FILING NO. 3 (RECEPTION 611866)
- (J) REPLAT OF LOTS 78&80, OTTER POND SUBDIVISION FILING NO. 3 (RECEPTION 632395)

CITY OF MONTROSE
ENGINEERING DEPARTMENT
1221 64.50 RD.
MONTROSE, CO 81401
PH: 240-1480 FAX: 252-4780
WWW.CITYOFMONTROSE.ORG

OTTER POND CIRCLE UTILITY RELOCATION
SPECIAL IMPROVEMENT DISTRICT

MONTROSE, COLORADO

MAP OF IMPROVEMENT DISTRICT

REVISIONS

NO	DATE	BY	CHK'D	DESCRIPTION
0	10-24-23	SM	SM	INITIAL ISSUANCE

DATE: 10-24-23
JOB NO: NA
DRAWN: RC/SM
DESIGN: NA
CHECKED: SM
SCALE: NTS

EXHIBIT

EXHIBIT 2

EXHIBIT 2
OTTER POND CIRCLE UTILITY RELOCATION SPECIAL IMPROVEMENT DISTRICT
Summary of Improvement District Tracts
October 30, 2023

Tract Identifier		Owner Name	Owner Address	Situs Address	Max Total Assessment	Share for Each Lot
Reference Document (see Exhibit 1)	Lot Number					
A	1	Bennett Oberg & Rebekah Oberg	1801 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	2	Beckie J Pendergrass & Marshall L Pendergrass	1802 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	3	Shaw Family Trust	1803 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	4	Frank W Larson & Barbara A Larson	1804 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	5	Adam Galusha & Carrie Galusha	1805 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	6	Thomas Randolph Silbaugh	1806 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	7	Connie F Lowe	1807 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	8	Kenneth P Chandler & Rita M Chandler	60725 Oak Grove Rd, Montrose, CO 81403	1808 Otter Pond Drive, Montrose, CO 81401		
A	9	Fredsti Gayle Deanne Living Trust	1809 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	10	Warren P Bierma & Karen L Bierma	1810 Otter Pond Drive, Montrose, CO 81401	Same as owner address		
A	11	John Price Turner III & Haley Elizabeth Turner	1820 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	12	David S White	PO BOX 1611, Montrose, CO 81402	1823 Otter Pond Circle, Montrose, CO 81401		
A	13	Witt Family Living Trust	1821 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	14	Yost Family Trust	1819 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	15	Sheya Family Revocable Trust	1817 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	16	NAF CASH LLC	41050 W 11 Mile Rd Ste 220, Novi, MI 48375	1815 Otter Pond Circle, Montrose, CO 81401		
A	17	Owner unlisted	1816 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	18	William F Martin & Jane M Martin	1813 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
C	B	Steven M Moss & Alyssa J Moss	1814 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
B	X	Isaac J Holland & Leslie C Holland	1812 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	21	Jonathan Silvester & Kimberli Silvester	1922 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	22	Van E Rapp	11321 E Purple Aster Way, Scottsdale, AZ 85262	Vacant Land, Parcel No: 3993-041-23-020		
A	23	Kim Hansen & Laurel J Hansen	1924 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	24	Dorothy A Balas & Robert S Morgan	1923 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	25	Selvin Sandoval	PO Box 3538, Montrose, CO 81402	Vacant Land, Parcel No: 3993-041-23-011		
A	26	Kevin S Sanderford	1731 Niagara Rd, Montrose, CO 81401	1925 Otter Pond Circle, Montrose, CO 81401		
A	27	Austin Walker & Kari Hartman	2002 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	28	Mark J Bollinger & Virginia C Bollinger	1927 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	29	Michael & Jeannine Lasky Family Trust	437 Rrancho Sienna Loop, Georgetown, TX 78628	Vacant Land, Parcel No: 3993-041-23-013		
A	30	Daniel L Bradburn & Nancy K Bradburn	2003 Otter Pond Circle, Montrose, CO 81041	Same as owner address		
A	31	Robert F Noah & Margaret A Noah	2006 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	32	Marco Pezzica	2005 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	33	Nathan Howe & Allison M Howe	2008 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	34	John J Verbiscar & Linda J Verbiscar	2007 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	35	Carol M Laborde & John M Laborde	2010 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	36	Robert E Smith & Sharon L Smith	236 S 3rd Street, #272, Montrose, CO 81401	2009 Otter Pond Circle, Montrose, CO 81401		
G	37	Shahida Hossain	2012 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	38	Thomas A Clagett & Melinda C Clagett	2011 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	39	Strong Family Trust	216 E Harvard Pl, Ontario, CA 91764	2014 Otter Pond Circle, Montrose, CO 81401		
G	40	Laland Jack & Kathleen Grace McGriff Family Revocable Living Trust	20431 Newland St, Huntington Beach, CA 92646	2013 Otter Pond Circle, Montrose, CO 81401		
G	41	James L Waugh & Rebecca D Waugh Revocable Inter Vivos Trust	2016 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	42	Anthony M Padilla	2015 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	43	Justin Musser & Danielle E Goldman	2018 Otter Pond Circle, Montrose, CO 81401	Same as owner address	$420,000.00	1/85th of actual costs and no more than $4,941.18 per lot
G	44	Jack McKelvy & Mary E McKelvy	2017 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	45	Victor M Kintz & Sharon Kintz	2020 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	46	Brian K Briggs & Carrie A Briggs	2019 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	47	Elizabeth A Hall	2022 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	48	Donald J Oberto & Marcella V Oberto	2021 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
G	49	Russell K Huglin & Elizabeth L Huglin	2024 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
F	50	David J Beard & Janene M Beard	1911 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	51	Kenneth P Johnson	2026 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
F	52	Richard L Weber	1909 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	53	Paul M Delgado & Jo Ann Living Trust	1912 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
F	54	Lucas Pickens	70 N Mount Peale Dr, Moab, UT 84532	Vacant Land, Parcel No: 3993-041-41-004		
I	55	Marbella Properties LLC	PO Box 20551, Columbus, OH 43220	1910 Otter Pond Circle, Montrose, CO 81401		
D	56	Kenneth C Heister & Cathleen R Heister	1825 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
E	1	Kevin Saff & Jamie Saff	1824 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
A	58	Weslie A Grubbs & Rachelle D Grubbs	1822 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	59	Teresa S Williams	2028 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	60	Christopher K Shima & Winifred A Shima	2027 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	61	HC 280 LLC	550 Stovepipe Rd, Whitefish, MT 59937	2030 Otter Pond Circle, Montrose, CO 81401		
H	62	Johnnie J Hollowell & Karolyn K Hollowell	2029 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	63	Charlane Oswald	2032 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	64	John P Countryman	2031 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	65	Dustin Davis & Christina Davis	2034 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	66	Kelly C Bynum & Barbara K Bynum	2033 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	67	Michael J Lange	2036 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	68	Kristine Asplund Sanchez & George Sanchez III	2035 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	69	Mary S Burgner	2038 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	70	Alma P Buis & Donald A Buis	1841 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
H	71	David E McFadden & Darla J McFadden	550 N Townsend Ave, Montrose CO 81401	2040 Otter Pond Circle, Montrose, CO 81401		
I	72	Michael Dennis McLain & Valerie Kay McClain	1852 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	73	Amy King	1848 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	74	Charles E Harper & Valerie F Harper	1844 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	75	Timothy E Heavers & Kathy L Heavers	1839 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	76	Gregory E Pink & Frances K Pink	1840 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	77	Robert D & Lois M Sailors Living Trust	1837 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
J	78	Ryan Nathaniel Potter & Amber Leigh Potter	1836 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	79	Julie A Larusson Trust	1835 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
J	80	Gregory A Parish & Lisa G Parish	PO Box 1793, Montrose, CO 81402	1832 Otter Pond Circle, Montrose, CO 81401		
I	81	Rebecca Evans Lovell & Lucas Arthur Lovell	1833 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	82	Christina Files & Patricia Hansen	1830 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	83	Jacob P Casias	1831 Otter Pond Circle, Montrose, CO 81401	Same as owner address		
I	84	Niese Family Trust	1970 E Singing Bow Way, Oro Valley, AZ 85755	1828 Otter Pond Circle, Montrose, CO 81401		
I	85	Gary W Mitchell	1829 Otter Pond Circle, Montrose, CO 81401	Same as owner address		

RESOLUTION 2023 - 25

WHEREAS, the City Council of the City of Montrose, Colorado, has held a public hearing and examined the 2024 budget for the City of Montrose, Colorado, and

WHEREAS, said Budget is to be adopted by the Resolution of the Council not less than thirty (30) days prior to the first day of the next fiscal year, which day is January 1, 2024.

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

1. The Budget for the year 2024 for the City of Montrose, Colorado, attached thereto, is hereby adopted.

ADOPTED this 14th day of November 2023, by the City Council of the City of Montrose, Colorado.

_____
Barbara Bynum, Mayor

ATTEST:

_____
Lisa DelPiccolo, City Clerk



City of Montrose

2024 Proposed Budget

October 13, 2023

2024 Proposed Budget

Table of Contents

Budget Message **1-4**

Appropriating Ordinance **5-6**

Revenues, Expenditures and Fund Balances **7-12**

Debt Service **13**

- **General Fund COP's** **14**
- **Water and Sewer Revenue Note** **15**
- **Public Safety Facility COP's** **16-17**

Honorable Mayor, Members of the City Council and Montrose Citizens:

The administrative team of the City of Montrose respectfully submits the 2024 municipal budget for all funds of the City in the amount of $103,099,344. The 2024 municipal budget is the result of a comprehensive and collaborative effort by the City staff, elected officials, and members of the Montrose citizenry to establish a budget designed to meet the current and long term needs of the City organization as well as those of the Montrose community.

The City of Montrose is in a very strong financial position, and we are optimistic that our economic situation will remain steady throughout 2024. City sales tax collections have risen steadily over the past few years due to an increase in consumer spending, regional growth, and the overall economic health of the Montrose area. The general public's discretionary spending related to retail shopping, restaurants and lodging has continued to increase over the past several years and is projected to generate approximately $654,000 for the Retail Sales Enhancement Fund and $813,500 for the Tourism & Promotion Fund in 2024. It is important to know that these funds are designated to be used toward activities, programs, services, and infrastructure related to tourism, marketing, and business development, as required by the voters upon the establishment of the funds.

Municipal Operations: In today's very competitive job market, it is important to be a responsible employer to recruit and retain a highly productive and impactful workforce. We are proud to say that we have built an amazing team of highly educated and experienced employees by offering a competitive Wage and Compensation System based on both Individual Performance and the city's comparable market. As part of this process, every position description at the city is reviewed in detail on an annual basis and updated to make sure that all our employees fully understand what is expected of them regarding performance and productivity. The City of Montrose is currently at the staffing level of 200 full-time employees, which has primarily increased recently due to the new public safety positions funded by the 2A Initiative. We also employ a handful of continuous part-time and seasonal positions here at the city, but over the past two years it has become increasingly difficult to hire these positions. As is the case in most local governments today, we are being asked to do more with less and to work more efficiently to provide the best possible public service at the lowest cost. We are proud to say that we are providing better quality services and a wider variety of services to the Montrose public than ever before, and we are doing it more effectively and efficiently using a combination of innovative technologies, best practices and a dedicated workforce who are committed to our citizens and to the betterment of their community. We are proud to serve a community filled with residents who are passionate and enthusiastic about life and who are eager to participate in a variety of activities that help us to promote the Montrose Lifestyle. We have appreciated the community input received through this year's Household Community Survey, Housing Needs Assessment, and our local Main Street Program's (DART) initiatives.

Collaboration and Partnerships: The City of Montrose continues with its commitment to partnering with outside agencies and non-profit organizations to increase the quality of life of our residents. In 2023, the City of Montrose was able to assist in the efforts of many such organizations such as: Region 10, Colorado Flights Alliance, Montrose County, Montrose Economic Development Corporation (MEDC), Montrose University (formerly Uncompahgre Valley Leadership Program), Montrose Hospice & Palliative Care, Montrose School District, Colorado Mesa University (CMU), Montrose Recreation District, CASA, Montrose Rotary Clubs, Welcome Home Alliance for Veterans, All Points Transit, Montrose Community Foundation, Montrose Boys & Girls Club, Montrose Junior Golf Alliance and American Junior Golf

Alliance, Avalanche Soccer, Lighthouse Ministries/Homeless Coalition, The PIC Place, the State of Colorado Department of Local Affairs, State Historic Preservation Office and the Colorado Department of Transportation.

Financial Condition: Sales Tax, Use Tax and Franchise Fees are a prominent revenue source for the City's General Fund at just over 81.4% of total revenues. Over the last few years, sales tax revenue has steadily increased on an annual basis; therefore 2024 sales tax revenue is budgeted at a modest 4.0% increase from the 2022 actual collections. The remaining revenues were calculated using various forecasting methods and historical trends data. The General Fund Operating budget for 2024 is projected to be approximately $19.4 million (does not include the Rec District's Recreation Center sales tax collections, capital expenses, or internal service funds).

The General Undesignated Fund Balance as of December 31, 2024, is estimated to be $8.87. million. Per the City's Regulations Manual, the City shall strive to maintain reserves of at least 50% of the City's budgeted General Fund Operating expenditures. An adequate minimum reserve would be approximately $6.97 million.

Each year the City transfers funds from the General Fund into the Capital Improvement Fund. The transfer amount is always contingent upon revenue projections and the past three years have resulted in an annual increase to the transfer amount to complete a variety of capital projects including sidewalk and street reconstruction, traffic flow improvements, and other necessary infrastructure improvements. Our city streets, sidewalks, curbs, and gutter systems are aging and our recent efforts to put millions of dollars into rehabilitation and major maintenance is starting to make a difference throughout our community. The City Council and Staff are trying to be responsive to concerns brought up in the most recent Citizen Survey related to street maintenance and traffic congestion. We are pleased with the 2024 estimated Capital transfer of just over $11.7 million.

In addition to the General Fund, the 2024 budget is also made up of Special Revenue Funds, Capital Improvement Funds, Debt Service Funds, Permanent Funds and Enterprise Funds. Additional detail for these funds is given below.

Fee Changes: The Water, Sewer, and Trash & Recycling Funds of the City are Enterprise Funds that are funded by user charges rather than taxes. The anticipated inflationary increase for 2024 is 5% which will be applied to monthly revenues for water and sewer, as well as an increase to the cost of treated water of 50 cents per 1,000 gallons, which is the result of a pass-through assessment by Project 7 Water Authority for the construction of a second water treatment facility south of Montrose and inflationary increases in the general cost of utility operations. The fees for Trash and Recycling services will increase by 20% to continue to provide the level of service that the community expects and to keep up with increased disposal tipping fees at the landfill and anticipated growth.

Capital & Enterprise Fund Highlights of 2024 Budget

The following is a summary list of the proposed capital projects for the 2024 construction season. We are pleased to again exceed the minimum annual required contributions to the City's Capital Fund to provide many long-term improvements to our community's infrastructure.

- **Miami Stormwater line pipe bursting $85,000**
- **Main Street Stormwater line replacement Year One $75,000**
- **Street Maintenance Major Improvements $5,250,000**
- **South Rio Grande Extension Design $250,000**
- **Public Works Facility Design and Initial Site Clearing $550,000**
- **South First and Cascade Street Improvements (North Side) $50,000**

- **Niagara/Hillcrest Roundabout $2,700,000**
- **Woodgate/East Oak Grove Roundabout and backage road Year One $1,000,000**
- **Ogden Road Frontage Improvements (S side from Roundabout to Loutsenhizer Canal $400,000**
- **Tributary Street Extension $400,000**
- **Odelle and Loutsenhizer Bridge Deck Rehab $350,000**
- **Downtown Beautification $20,000**
- **Sidewalk Replacement Cost Share Program and $50,000**
- **Flashing Crosswalk or Speed Radar Signs $25,000**
- **Main Street Sidewalk Repairs $125,000**
- **Magic Circle Theater Curb/Gutter/Sidewalk support $25,000**
- **City Hall Facade $2,700,000**
- **ADA Accessible Intersections and Ramp Installation Program $50,000**
- **West Main Street Revitalization design balance and easement acquisitions $150,000**
- **Install 12 new solar lights on West Main Trailhead $40,000**
- **Colorado Outdoors Flex Park and Morada Site Historic Preservation $160,000**
- **North Connect Trail Landscape Improvements $100,000**
- **Cedar Creek Cemetery Bridge Replacement $200,000**
- **Main Street Banner Poles $100,000**

Water Fund - $8,747,943 has been budgeted in 2024 for ongoing operations and capital improvements such as: East Main (Townsend to Park) Year One $250,000, Niagara/Hillcrest Roundabout waterline $100,000, Otter Pond Dam waterline relocation $220,000, Montrose Drive waterline interconnect $150,

Sewer Fund - $6,081,715 has been budgeted in 2024 for ongoing operations in sewer collection and at the Wastewater Treatment Plant as well as for capital improvements related to both. Capital improvements for sewer collection include Tributary Street Extension $100,000, S 5th and San/Miami sewer relocation $275,000, Sewer rehabilitation $150,000, MoveMo sewer replacements $150,000, Niagara/Hillcrest Roundabout sewer $275,000, Woodgate/EOG sewer $150,000, Otter Pond Dam sewer relocation $150,000, Mountain View Subdivision sewer upsizing and rehab Year One $300,000, CIP 3 sewer (design NE trunkline) $250,000. Capital improvements for the Wastewater Treatment Plant include biological phosphorus removal design.

Trash & Recycling - $2,782,051 has been budgeted in 2024 for ongoing operations and an additional Trash Collection Truck based upon growth in customer numbers.

Black Canyon Golf Course - $1,561,043 has been budgeted in 2024 for ongoing operations and roof and HVAC improvements to the Clubhouse.

Fleet Internal Service Fund - $$3,899,608 has been budgeted in 2024 for ongoing maintenance operations and equipment/vehicle replacement for Streets, Public Safety, General Admin, Code Enforcement, Water, Wastewater, Engineering, Parks, and Black Canyon Golf Course.

IS Internal Service Fund - $2,622,540 has been budgeted in 2024 for ongoing operations and the replacement of necessary PCs, Laptops, Monitors, Police Mobile Data Computers, 800mhz Radios, Network Switches, Phone Systems, Copiers and Servers.

Facility Management Fund - $2,419,109 has been budgeted in 2024 for ongoing maintenance and improvements to city owned facilities.

Public Safety Fund - $15,248,217 has been budgeted to fund public safety in 2024. In 2019, the voters of Montrose approved to increase the sales and use tax .58% to fund public safety and is estimated to generate $4.9 million in revenue. The new sales and use tax along with the transfer of 43% of the general fund operating budget ($8.3 million) and the charges for service for animal services will be adequate to improve public safety and implement intelligence led policing in our

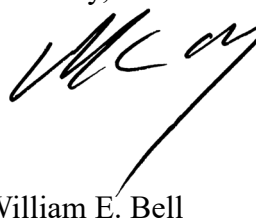
community by funding new positions, new equipment and new technologies for our public safety employees.

Conclusion

Montrose is a resilient community made up of hard working and resourceful citizens who can overcome any obstacle. The last few years are proof that despite a pandemic and other challenges outside of our control, Montrose can rise above many other communities and make great things happen to better the lives of our residents and visitors by strengthening our economy. Our community's entrepreneurial spirit has helped us to attract, retain and expand some awesome businesses during this time, including manufacturers, service, and retail. As I mentioned in past years, but it is worth repeating here…the diversified nature of our local economy has helped us to weather this storm, with regional shoppers still visiting our retail and grocery stores at a level exceeding the past several years. Our healthy blend of big box retail, home improvement retail and grocery stores, along with regional medical and service establishments has proven to be a huge asset. We should all be proud of what Montrose has accomplished over the past several years and I would encourage all of us to continue working together to make Montrose an even better community. Montrose is a very desirable place in which to live, work and raise a family!

After a thorough and thoughtful analysis of the organization's needs, and a critical review of each budgeted line item with the assistance of staff, elected officials and citizen volunteers, I am confident that this 2024 budget reflects our commitment to responsible financial management and to maintaining an excellent Quality of Life for Montrose area residents.

Sincerely,



William E. Bell
City Manager

AMENDED ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO PROVIDING AND APPROPRIATING FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2024

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

SECTION 1:

That for the purpose of paying the expenses and liabilities of the City of Montrose for the fiscal year beginning January 1, 2024, there is hereby appropriated the following amounts from the various funds:

Fund	FUND TITLE	FUND APPROPRIATION
100	GENERAL FUND	36,476,886
150	PUBLIC SAFETY FUND	15,248,217
200	RETAIL SALES ENHANCEMENT	754,357
290	TOURISM PROMOTIONAL FUND	913,132
222	OPPORTUNITY BUSINESS LOANS	40,000
225	PUBLIC/EDUCATION/GOVERNMENT	6,849
260	MONTROSE URBAN RENEWAL AUTH	350,000
270	SPECIAL BENEFIT FUND	114,007
370	GOVERNMENTAL DEBT PAYMENTS	1,530,651
420	CEMETERY PERPETUAL CARE	4,400
440	IMPROVEMENT DISTRICTS	1,200
460	WEST SIDE ARTERIAL PROJECTS	250,000
465	CAPITAL/FACILITY IMPROVEMENT FUNDS	12,950,000
500	WATER FUND	8,747,943
510	SEWER FUND	6,081,715
550	TRASH & RECYCLING FUND	2,782,051
580	BLACK CANYON GOLF COURSE	1,561,043
600	INTERNAL SERVICE FUNDS	8,941,257
610	HEALTH/DENTAL INSURANCE	3,317,500
700	MRD TAX CUSTODIAL FUND	2,778,136
	TOTAL APPROPRIATIONS	103,099,344

SECTION 2:

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on First reading on Tuesday, November 7, 2023, at the hour of 6:00 p.m. at the City Council Chambers, Elks' Civic Building, in Montrose, Colorado.

INTRODUCED, READ, and PASSED on first reading this 7th day of November 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading this 14th day of November 2023.

ATTEST: Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk

City of Montrose Revenues, Expenditures and Fund Balance

	2022 Audited	2023 Actual through June	Actual Projected through 12/31/2023	2023 Original Budget	2024 Budget
GENERAL FUND					
UNASSIGNED FUND BALANCE 1/1	$ 16,426,428		$ 21,172,728		$ 14,232,490
REVENUES					
SALES, USE AND FRANCHISE TAXES	$ 27,302,347	$ 13,547,959	$ 27,246,062	$ 25,220,189	$ 27,765,110
LICENSES & PERMITS	$ 743,394	$ 245,624	$ 500,121	$ 689,697	$ 641,947
INTERGOVERNMENTAL REV	$ 3,880,953	$ 811,906	$ 1,513,238	$ 1,237,098	$ 1,308,277
PAVILION REVENUE	$ 112,109	$ 64,269	$ 100,000	$ 108,784	$ 100,600
COMPETITIVE SPORTS REVENUE	$ 20,875	$ 14,995	$ 14,995	$ 24,383	$ 18,600
CHARGES FOR SERVICES	$ 104,551	$ 21,143	$ 42,316	$ 58,779	$ 64,796
FINES & FORFEITURES	$ 83,509	$ 32,959	$ 87,850	$ 146,670	$ 106,513
OTHER REVENUES	$ 511,651	$ 104,179	$ 144,438	$ 63,380	$ 140,460
TRANSFER FROM FUND BALANCE					$ 5,361,119
TOTAL REVENUES	$ 33,757,902	$ 15,408,052	$ 30,776,221	$ 28,194,845	$ 36,476,886
EXPENDITURES					
GENERAL FUND - CITY COUNCIL	$ 154,443	$ 102,790	$ 170,213	$ 173,478	$ 176,914
GENERAL FUND - YOUTH COUNCIL	$ 3,282	$ 1,482	$ 12,000	$ 17,450	$ 12,300
GENERAL FUND - ECONOMIC DEV & COMMUNIT	$ 2,278,018	$ 613,489	$ 4,200,214	$ 2,470,023	$ 406,500
GENERAL FUND - CITY ATTORNEY	$ 378,515	$ 253,300	$ 536,667	$ 510,497	$ 544,548
GENERAL FUND - CITY MANAGER	$ 393,842	$ 203,937	$ 411,107	$ 388,052	$ 417,748
GENERAL FUND - COMMUNICATIONS	$ 140,761	$ 71,576	$ 152,020	$ 151,073	$ 175,933
GENERAL FUND - COMPETITIVE SPORTS	$ 42,549	$ 28,964	$ 40,452	$ 55,654	$ 52,708
GENERAL FUND - HUMAN RESOURCES	$ 486,417	$ 245,359	$ 456,563	$ 525,573	$ 581,634
GENERAL FUND - PAVILION	$ 578,875	$ 279,924	$ 608,781	$ 629,853	$ 740,085
GENERAL FUND - GEOGRAPHIC INFORMATION S	$ 405,514	$ 193,855	$ 406,507	$ 443,120	$ 483,989
GENERAL FUND - FINANCE	$ 836,221	$ 368,827	$ 758,758	$ 850,368	$ 901,249
GENERAL FUND - MUNICIPAL COURT	$ 271,867	$ 145,321	$ 301,628	$ 272,116	$ 381,033
GENERAL FUND - TEEN COURT	$ 5,025	$ 2,100	$ 2,290	$ 8,415	$ 6,736
GENERAL FUND - PLANNING SERVICES	$ 362,881	$ 222,772	$ 495,062	$ 581,159	$ 549,178
GENERAL FUND - COMMUNITY ENGAGEMENT	$ 2,233,982	$ 222,951	$ 301,141	$ 168,330	$ 26,212
GENERAL FUND - CITY CLERK	$ 325,577	$ 152,705	$ 312,806	$ 328,777	$ 377,577
GENERAL FUND - BUILDING SERVICES	$ 360,513	$ 265,318	$ 520,250	$ 418,790	$ 445,443
GENERAL FUND - ENGINEER	$ 456,614	$ 217,537	$ 759,482	$ 378,056	$ 411,872
GENERAL FUND - PUBLIC WORKS ADMINISTRAT	$ 351,738	$ 186,964	$ 871,437	$ 456,760	$ 563,596
GENERAL FUND - STREET MAINTENANCE	$ 2,766,934	$ 1,387,250	$ 3,176,532	$ 3,188,099	$ 3,805,711
GENERAL FUND - STREET CLEANING/STORM WA	$ 509,702	$ 198,231	$ 518,485	$ 500,941	$ 972,505
GENERAL FUND - PARKS	$ 2,205,662	$ 735,870	$ 2,808,533	$ 2,625,080	$ 2,358,242
GENERAL FUND - TREE PROGRAM	$ 32,552	$ 18,587	$ 92,000	$ 112,000	$ 99,000
GENERAL FUND - SUNSET MESA MAINTENANCE	$ 186,307	$ 72,904	$ 193,726	$ 176,368	$ 173,063
GENERAL FUND - CEMETERY	$ 88,585	$ 49,648	$ 94,736	$ 195,850	$ 416,538
GENERAL FUND - TRANSFERS (MRD)	$ 12,998,391	$ 9,626,168	$ 19,252,335	$ 19,186,764	$ 21,140,085
INSURANCE AND GF FLEET LEASE - GENERAL FU	$ 156,584	$ 80,339	$ 262,733	$ 262,733	$ 256,487
TOTAL EXPENDITURES	$ 29,011,602	$ 15,948,168	$ 37,716,459	$ 35,075,378	$ 36,476,886
REVENUES OVER (UNDER) EXPENDITURES	$ 4,746,300	$ (540,115)	$ (6,940,238)	$ (6,880,533)	$ -
USE OF FUND BALANCE			$ -		$ (5,361,119)
UNASSIGNED FUND BALANCE 12/31	$ 21,172,728		$ 14,232,490		$ 8,871,371

	2022 Audited	2023 Actual through June	Actual Projected through 12/31/2023	2023 Original Budget	2024 Budget
PUBLIC SAFETY FUND					
FUND BALANCE 1/1	$ 4,720,933	$ -	$ 3,849,708	$ -	$ 7,341,561
PUBLIC SAFETY FUND - SALES AND USE TAX	$ 5,120,140	$ 2,577,746	$ 5,155,492	$ 4,796,132	$ 5,205,779
PUBLIC SAFETY FUND - GRANTS	$ 89,058	$ 36,935	$ 99,318	$ 88,000	$ 103,003
PUBLIC SAFETY FUND - CHARGES FOR SERVICE	$ 188,924	$ 45,208	$ 111,375	$ 80,000	$ 119,405
PUBLIC SAFETY FUND - OTHER INCOME	$ 97,910	$ 20,188	$ 13,871	$ 44,300	$ 46,868
TRANSFER FROM FUND BALANCE					$ 1,395,877
PUBLIC SAFETY FUND - TOTAL REVENUES	$ 13,720,710	$ 6,860,152	$ 13,740,205	$ 13,393,517	$ 15,248,217
EXPENDITURES					
PUBLIC SAFETY - PATROL	$ 10,081,168	$ 4,170,904	$ 6,420,314	$ 8,374,016	$ 9,408,168
PUBLIC SAFETY - ADMINISTRATION	$ 3,195,870	$ 1,279,283	$ 2,471,287	$ 3,632,170	$ 4,181,140
PUBLIC SAFETY FUND - DRUG TASKFORCE	$ 414,873	$ 232,257	$ 452,618	$ 545,207	$ 593,910
PUBLIC SAFETY FUND - CODE ENFORCEMENT	$ 100,973	$ 45,706	$ 116,153	$ 134,173	$ 142,188
PUBLIC SAFETY FUND - CMU ACADEMY	$ 225,968	$ 99,907	$ 217,346	$ 164,463	$ 218,428
PUBLIC SAFETY FUND - ANIMAL SERVICES	$ 573,084	$ 296,528	$ 570,634	$ 530,990	$ 704,383
TOTAL EXPENDITURES	$ 14,591,934	$ 6,124,585	$ 10,248,352	$ 13,381,018	$ 15,248,217
REVENUES OVER (UNDER) EXPENDITURES	$ (871,225)	$ 735,567	$ 3,491,853	$ 12,499	$ -
USE OF FUND BALANCE					$ (1,395,877)
FUND BALANCE 12/31	$ 3,849,708		$ 7,341,561		$ 5,945,684
RETAIL SALES ENHANCEMENT					
FUND BALANCE 1/1	$ 398,130		$ 609,907		$ 714,283
REVENUES					
RETAIL SALES ENHANCEMENT	$ 616,915	$ 310,793	$ 621,586.00	$ 580,400	$ 654,000
OTHER RSE REVENUES	$ 82,552	$ 53,337	$ 105,397	$ 116,800	$ 91,800
TRANSFER FROM FUND BALANCE					$ 8,557
TOTAL REVENUES	$ 699,467	$ 364,130	$ 726,983	$ 697,200	$ 754,357
EXPENDITURES					
DART/BUSINESS OPERATIONS EXPENDITURES	$ 469,486	$ 297,158	$ 622,606	$ 683,482	$ 721,257
MONTROSE UNIVERSITY EXPENDITURES	$ 18,204	$ 8,248	$ -	$ 22,900	$ 33,100
TOTAL EXPENDITURES	$ 487,690	$ 305,406	$ 622,606	$ 706,382	$ 754,357
REVENUES OVER (UNDER) EXPENDITURES	$ 211,777	$ 66,972	$ 104,377	$ 13,718	$ -
USE OF FUND BALANCE					$ (8,557)
FUND BALANCE 12/31	$ 609,907		$ 714,283		$ 705,726
TOURISM PROMOTIONAL FUND					
FUND BALANCE 1/1	$ 212,803		$ 408,998		$ 440,800
REVENUES					
EXCISE TAX REVENUES	$ 773,410	$ 400,772	$ 802,156	$ 737,900	$ 817,500
OTHER REVENUES	$ 67,829	$ 9,867	$ 11,136	$ 13,000	$ 13,000
TRANSFER FROM FUND BALANCE					$ 82,632
REVENUES - EXCISE TAX	$ 841,239	$ 410,639	$ 813,292	$ 750,900	$ 913,132
TOURISM PROMOTIONAL FUND - MARKETING					
MARKETING EXPENDITURES	$ 429,788	$ 207,932	$ 464,827	$ 466,225	$ 482,621
TOURISM PROMOTIONAL FUND - GUEST SERVICES OPERATIONS					
GUEST SERVICES OPERATIONS EXPENDITURES	$ 59,762	$ 58,741	$ 135,265	$ 122,520	$ 141,700
COMMUNITY EVENTS	$ 137,795	$ 108,022	$ 170,199	$ 218,858	$ 276,561
SPORTS TOURISM	$ 12,564	$ 5,784	$ 11,200	$ 12,200	$ 12,250
TOTAL EXPENDITURES	$ 639,910	$ 380,479	$ 781,491	$ 819,803	$ 913,132
REVENUES OVER (UNDER) EXPENDITURES	$ 201,329	$ 30,160	$ 31,801	$ (68,903)	$ -
USE OF FUND BALANCE					$ (82,632)
FUND BALANCE 12/31	$ 408,998		$ 440,800		$ 358,168

	2022 Audited	2023 Actual through June	Actual Projected through 12/31/2023	2023 Original Budget	2024 Budget
DOWNTOWN IMPROVEMENTS					
FUND BALANCE 1/1	$ 148,438		$ 169,157		$ 171,764
REVENUES					
TRANSFER FROM FUND BALANCE					$ 56,200
TOTAL REVENUES	$ 20,719	$ 3,572	$ 2,607	$ 3,800	$ 57,850
MONTROSE OPPORTUNITY EXPENDITURES	$ -	$ -	$ -	$ 60,000	$ 40,000
REVENUES OVER (UNDER) EXPENDITURES	$ 20,719	$ 3,572	$ 2,607	$ (56,200)	$ 17,850
USE OF FUND BALANCE			$ -		$ (56,200)
FUND BALANCE 12/31	$ 169,157		$ 171,764		$ 133,414
PUBLIC/EDUCATION/GOVERNMENT					
FUND BALANCE 1/1	$ 99,722		$ 25,904		$ 35,385
REVENUES					
TRANSFER FROM FUND BALANCE					$ -
TOTAL REVENUES	$ 14,736	$ 8,355	$ 16,486	$ 16,150	$ 17,932
EXPENDITURES	$ 88,554	$ 2,003	$ 7,005	$ 14,005	$ 6,849
REVENUES OVER (UNDER) EXPENDITURES	$ (73,818)	$ 6,352	$ 9,481	$ 2,145	$ 11,083
USE OF FUND BALANCE					$ -
FUND BALANCE 12/31	$ 25,904		$ 35,385		$ 46,468
SURPLUS & DEFICIENCY					
FUND BALANCE 1/1	$ 64,769		$ 63,066		$ 63,066
REVENUES					
TOTAL REVENUES	$ (1,704)	$ -	$ -	$ 300	$ -
EXPENDITURES	$ -	$ -	$ -	$ -	$ -
REVENUES OVER (UNDER) EXPENDITURES	$ (1,704)	$ -	$ -	$ 300	$ -
FUND BALANCE 12/31	$ 63,066		$ 63,066		$ 63,066
CONSERVATION TRUST FUND					
FUND BALANCE 1/1	$ 335,955		$ 346,719		$ 291,903
REVENUES					
TRANSFER FROM FUND BALANCE					$ 111,800
TOTAL REVENUES	$ 139,942	$ 91,933	$ 190,184	$ 116,000	$ 250,000
EXPENDITURES					
TOTAL EXPENDITURES	$ 129,177	$ 202,267	$ 245,000	$ -	$ 250,000
REVENUES OVER (UNDER) EXPENDITURES	$ 10,764	$ (110,334)	$ (54,816)	$ 116,000	$ -
USE OF FUND BALANCE					$ (111,800)
FUND BALANCE 12/31	$ 346,719		$ 291,903		$ 180,103
PAVILION IMPROVEMENT FUND					
FUND BALANCE 1/1	$ 16,297		$ 16,481		$ 16,481
REVENUES					
TOTAL REVENUES	$ 184	$ 274	$ -	$ -	$ -
EXPENDITURES					
TOTAL EXPENDITURES	$ -	$ -	$ -	$ -	$ -
REVENUES OVER (UNDER) EXPENDITURES	$ 184	$ 274	$ -	$ -	$ -
FUND BALANCE 12/31	$ 16,481		$ 16,481		$ 16,481
MONTROSE URBAN RENEWAL AUTHORITY					
FUND BALANCE	$ (12,097,636)		$ (13,390,510)		$ (13,718,344)
TOTAL REVENUES	$ 309,811	$ 345,251	$ 398,374	$ 408,000	$ 680,000
EXPENDITURES					
TOTAL EXPENDITURES	$ 1,602,685	$ 549,495	$ 726,208	$ 1,200,000	$ 350,000
REVENUES OVER (UNDER) EXPENDITURES	$ (1,292,874)	$ (204,244)	$ (327,834)	$ (792,000)	$ 330,000
FUND BALANCE 12/31	$ (13,390,510)		$ (13,718,344)		$ (13,388,344)

	2022 Audited	2023 Actual through June	Actual Projected through 12/31/2023	2023 Original Budget	2024 Budget
SPECIAL BENEFIT FUND					
FUND BALANCE 1/1	$ 143,308		$ 206,958		$ 179,550
REVENUES					
DONATIONS	$ 128,300	$ 27,890	$ 55,781	$ 20,000	$ 68,300
INTEREST INCOME	$ 861	$ 1,372	$ -	$ 100	$ 300
TRANSFER FROM FUND BALANCE					$ 8,407
ANIMAL BENEFIT REVENUES	$ 129,161	$ 29,263	$ 55,781	$ 20,100	$ 77,007
ANIMAL BENEFIT EXPENDITURES	$ 65,511	$ 16,515	$ 83,189	$ 87,189	$ 114,007
REVENUE OVER (UNDER) EXPENDITURES	$ 63,650	$ 12,748	$ (27,408)	$ (67,089)	$ (37,000)
USE OF FUND BALANCE					
ENDING FUND BALANCE 12/31	$ 206,958		$ 179,550		$ 142,550
RESTRICTED FUND BALANCE 1/1	$ 150,387		$ 216,537		$ 263,787
PARKS DEVELOPMENT REVENUE	$ 28,350	$ 23,625	$ 47,250	$ 31,100	$ 37,000
PARKS DEVELOPMENT EXPENDITURES	$ -	$ -	$ -	$ -	$ -
REVENUES OVER (UNDER) EXPENDITURES	$ 28,350	$ 23,625	$ 47,250	$ 31,100	$ 37,000
FUND BALANCE 12/31	$ 216,537		$ 263,787		$ 300,787
LOAN FOR STREET INFRASTRUCTION and CERTIFICATE OF PARTICIPATION FOR NEW PUBLIC SAFETY BUILDING					
FUND BALANCE 1/1	$ 346,315		$ 660,220		$ 1,885,671
REVENUES					
TRANSFERS FROM OTHERS	$ 1,829,581	$ 735,271	$ 1,225,451	$ 1,225,451	$ 1,526,651
TRANSFER FROM FUND BALANCE					$ 304,000
TOTAL REVENUES	$ 1,829,581	$ 735,271	$ 1,225,451	$ 1,225,451	$ 1,830,651
EXPENDITURES	$ 1,515,677	$ 622,464	$ -	$ 1,525,451	$ 1,530,651
REVENUES OVER (UNDER) EXPENDITURES	$ 313,905	$ 112,807	$ 1,225,451	$ (300,000)	$ 300,000
USE OF FUND BALANCE					$ (304,000)
FUND BALANCE 12/31	$ 660,220		$ 1,885,671		$ 1,881,671
DEMORET TRUST FUND					
FUND BALANCE 1/1	$ 7,846		$ 8,448		$ 9,856
REVENUES	$ 601	$ 704	$ 1,408	$ 1,000	$ 3,600
EXPENDITURES	$ -	$ -	$ -	$ -	$ -
RESERVED PRINCIPAL BALANCE	$ 321,381		$ 321,381		$ 321,381
FUND BALANCE 12/31	$ 8,448		$ 9,856		$ 13,456
CEMETERY PERPETUAL CARE					
FUND BALANCE 1/1	$ 123,721		$ 129,955		$ 137,497
REVENUES					
TOTAL REVENUES	$ 6,234	$ 3,510	$ 7,542	$ 2,200	$ 4,400
EXPENDITURES	$ -	$ 1,000	$ -	$ 2,000	$ 4,400
FUND BALANCE 12/31	$ 129,955		$ 137,497		$ 137,497
SPECIAL IMPROVEMENTS REVOLVING					
FUND BALANCE 1/1	$ 174,051		$ 236,210		$ 287,510
REVENUES					
TOTAL REVENUES	$ 62,777	$ 12,021	$ 52,500	$ 56,000	$ 61,900
EXPENDITURES	$ 618	$ 122	$ 1,200	$ 1,200	$ 1,200
FUND BALANCE 12/31	$ 236,210		$ 287,510		$ 348,210
WEST SIDE ARTERIAL PROJECT					
FUND BALANCE 1/1	$ 1,436,776		$ 1,458,344		$ 1,526,128
REVENUES					
TOTAL REVENUES	$ 21,568	$ 34,810	$ 67,784	$ 6,000	$ 26,684
EXPENDITURES	$ -	$ -	$ -	$ -	$ 250,000
REVENUES OVER (UNDER) EXPENDITURES	$ 21,568	$ 34,810	$ 67,784	$ 6,000	$ (223,316)
FUND BALANCE 12/31	$ 1,458,344		$ 1,526,128		$ 1,302,812

	2022 Audited	2023 Actual through June	Actual Projected through 12/31/2023	2023 Original Budget	2024 Budget
CAPITAL IMPROVEMENT FUND					
FUND BALANCE 1/1	$ 3,170,399		$ 773,346		$ 1,971,647
RESERVED FUND BALANCE	$ 880,602				$ 871,602
REVENUES					
GRANT FUNDING	$ 16,593	$ -	$ -	$ 1,800,000	$ 300,000
DONATIONS	$ -	$ -	$ -	$ -	$ 50,000
MRD REIMBURSEMENT	$ -	$ -	$ -	$ -	$ -
INTEREST INCOME	$ 250,602	$ 83,476	$ 170,386	$ 20,000	$ 163,874
UNREALIZED GAIN/LOSS PEAK INV	$ -	$ -	$ -	$ -	$ -
TRANSFERS FROM OTHERS	$ 3,745,194	$ 4,857,770	$ 9,715,539	$ 9,715,539	$ 12,261,271
DOWNTOWN SALES TAX TIF	$ -	$ -	$ -	$ -	$ -
BOND PROCEEDS	$ -	$ -	$ -	$ -	$ -
TRANSFER FROM FUND BALANCE	$ -				$ 174,855
TOTAL REVENUES	$ 4,012,389	$ 4,941,246	$ 9,885,925	$ 11,535,539	$ 12,950,000
EXPENDITURES	$ 6,409,441	$ 3,732,068	$ 8,687,624	$ 11,509,000	$ 12,950,000
REVENUES OVER (UNDER) EXPENDITURES	$ (2,397,053)	$ 1,209,178	$ 1,198,301	$ 26,539	$ -
USE OF FUND BALANCE	$ -				$ (174,855)
FUND BALANCE 12/31	$ 773,346		$ 1,971,647		$ 1,796,792
WATER FUND					
CASH & CASH EQUIVALENTS 1/1	$ 6,606,551		$ 4,595,488		$ 5,700,286
REVENUES					
INTERGOVERNMENTAL REV	$ 10,080	$ -	$ 7,000	$ 7,000	$ 9,368
CHARGES FOR WATER	$ 6,496,308	$ 2,935,524	$ 6,982,453	$ 6,710,483	$ 8,214,525
OTHER WATER REVENUES	$ 598,439	$ 351,303	$ 704,930	$ 316,587	$ 357,123
TRANSFER FROM RESERVES					$ 166,927
TOTAL REVENUES	$ 7,104,827	$ 3,286,826	$ 7,694,383	$ 7,034,070	$ 8,747,943
WATER FUND - BILLING & COLLECTION					
BILLING & COLLECTION	$ 231,613	$ 115,320	$ 246,283	$ 244,680	$ 274,114
WATER DIST & ADMIN	$ 8,686,964	$ 2,507,103	$ 6,149,355	$ 7,392,975	$ 8,280,663
WATER DEBT SERVICE	$ 197,313	$ 3,556	$ 193,947	$ 194,112	$ 193,166
TOTAL EXPENDITURES	$ 9,115,890	$ 2,625,979	$ 6,589,585	$ 7,831,768	$ 8,747,943
REVENUES OVER (UNDER) EXPENDITURES	$ (2,011,063)	$ 660,848	$ 1,104,798	$ (797,698)	$ -
USE OF RESERVES					$ (166,927)
CASH & CASH EQUIVALENTS 12/31	$ 4,595,488		$ 5,700,286		$ 5,533,359
SEWER FUND					
CASH & CASH EQUIVALENTS 1/1	$ 2,674,871		$ 3,418,225		$ 3,043,308
REVENUES					
SEWER REVENUES	$ 3,296,824	$ 1,689,849	$ 3,963,290	$ 3,814,122	$ 3,641,031
OTHER SEWER REVENUES	$ 1,464,235	$ 638,228	$ 1,276,446	$ 704,359	$ 933,724
TRANSFER FROM RESERVES	$ -	$ -		$ -	$ 888,905
TOTAL REVENUES	$ 4,761,059	$ 2,328,077	$ 5,239,736	$ 4,518,481	$ 5,463,660
BILLING & COLLECTIONS	$ 39,105	$ 22,370	$ 43,511	$ 49,043	$ 52,570
SEWER LINE MAINT & ADMIN	$ 2,275,521	$ 1,493,363	$ 3,705,819	$ 3,287,965	$ 3,378,245
SEWER TREATMENT	$ 1,540,212	$ 839,208	$ 1,696,101	$ 1,875,656	$ 2,472,936
INDUSTRIAL PRETREATMENT	$ 1,430	$ 2,149	$ 7,650	$ 33,150	$ 19,650
SEWER DEBT SERVICE	$ 161,438	$ 2,774	$ 161,572	$ 161,572	$ 158,314
TOTAL EXPENDITURES	$ 4,017,705	$ 2,359,865	$ 5,614,653	$ 5,407,386	$ 6,081,715
REVENUES OVER (UNDER) EXPENDITURES	$ 743,354	$ (31,787)	$ (374,917)	$ (888,905)	$ (618,055)
USE OF RESERVES					$ (888,905)
CASH & CASH EQUIVALENTS 12/31	$ 3,418,225		$ 3,043,308		$ 1,536,348

	2022 Audited	2023 Actual through June	Actual Projected through 12/31/2023	2023 Original Budget	2024 Budget
TRASH/RECYCLING FUND					
CASH & CASH EQUIVALENTS 1/1	$ 474,452		$ 593,543		$ 824,745
REVENUES					
TRANSFER FROM RESERVES					$ 295,574
TOTAL REVENUES	$ 2,088,583	$ 1,187,316	$ 2,372,676	$ 2,254,290	$ 3,072,567
TRASH & RECYCLING - BILLING & COLLECTIONS					
BILLING & COLLECTIONS	$ 46,645	$ 22,371	$ 43,012	$ 61,055	$ 62,043
TRASH & RECYCLING	$ 1,922,846	$ 941,913	$ 2,098,463	$ 2,488,809	$ 2,720,008
TOTAL EXPENDITURES	$ 1,969,491	$ 964,284	$ 2,141,475	$ 2,549,864	$ 2,782,051
REVENUES OVER (UNDER) EXPENDITURES	$ 119,091	$ 223,032	$ 231,201	$ (295,574)	$ 290,516
USE OF RESERVES					$ (295,574)
CASH & CASH EQUIVALENTS 12/31	$ 593,543		$ 824,745		$ 819,687
BLACK CANYON GOLF COURSE					
CASH & CASH EQUIVALENTS 1/1	$ 279,491		$ 353,690		$ 558,108
REVENUES					
TOTAL REVENUES	$ 1,534,914	$ 874,600	$ 1,525,955	$ 1,398,783	$ 1,142,972
TOTAL BCGC - TURF MAINTEANANCE OPER.	$ 650,033	$ 182,377	$ 597,403	$ 594,549	$ 714,295
TOTAL BCGC - BUSINESS OPER (CLUBHOUSE)	$ 530,436	$ 246,680	$ 486,097	$ 495,904	$ 578,379
TOTAL BCGC - RUSTY PUTTER	$ 280,247	$ 123,808	$ 238,038	$ 308,332	$ 268,369
TOTAL EXPENDITURES	$ 1,460,715	$ 552,865	$ 1,321,537	$ 1,398,785	$ 1,561,043
REVENUES OVER (UNDER) EXPENDITURES	$ 74,199	$ 321,735	$ 204,418	$ (2)	$ (418,071)
CASH & CASH EQUIVALENTS 12/31	$ 353,690		$ 558,108		$ 140,037
INTERNAL SERVICE FUNDS					
FLEET CASH & CASH EQUIVALENTS 1/1	$ 2,805,317		$ 4,287,962		$ 2,460,507
TRANSFER FROM FLEET RESERVES					$ -
TOTAL FLEET MGMT REVENUES	$ 3,121,312	$ 1,012,664	$ 3,295,344	$ 3,284,178	$ 4,590,140
TOTAL FLEET EXPENDITURES	$ 1,638,667	$ 2,111,943	$ 5,122,800	$ 3,339,808	$ 3,899,608
REVENUES OVER (UNDER) EXPENDITURES	$ 1,482,645	$ (1,099,279)	$ (1,827,456)	$ (55,630)	$ 690,532
USE OF FLEET RESERVES					$ -
FLEET CASH & CASH EQUIVALENTS 12/31	$ 4,287,962		$ 2,460,507	$ -	$ 2,460,507
IS CASH & CASH EQUIVALENTS 1/1	$ 749,832		$ 689,338		$ 650,624
TOTAL INFORMATION SERVICES REVENUES	$ 1,947,947	$ 1,072,378	$ 2,155,856	$ 2,228,068	$ 2,657,075
TOTAL INFORMATION SERVICES EXP.	$ 2,008,441	$ 1,218,830	$ 2,194,570	$ 2,201,428	$ 2,622,540
REVENUES OVER (UNDER) EXPENDITURES	$ (60,495)	$ (146,452)	$ (38,714)	$ 26,640	$ 34,535
IS CASH & CASH EQUIVALENTS 12/31	$ 689,338		650,624		$ 685,159
FACILITIES CASH & CASH EQUIVALENTS 1/1	$ 400,649		$ 441,920.70		$ 582,533
TRANFER FROM FACILITIES RESERVES					$ 198,091
TOTAL FACILITIES MGMT REVENUES	$ 1,641,210	$ 987,462	$ 1,974,694	$ 1,964,538	$ 2,419,109
TOTAL FACILITIES MGMT EXPENDITURES	$ 1,599,937	$ 750,131	$ 1,834,081	$ 2,129,998	$ 2,419,109
REVENUES OVER (UNDER) EXPENDITURES	$ 41,272	$ 237,331	$ 140,613	$ (165,460)	$ -
USE OF FACILITIES RESERVES					$ (198,091)
FACILITIES CASH & CASH EQUIVALENTS 12/31	$ 441,921		$ 582,533		$ 384,442
HEALTH/DENTAL INSURANCE					
CASH & CASH EQUIVALENTS	$ 3,277,666		$ 2,921,495		$ 2,852,429
REVENUES					
TRANSFER FROM RESERVES	$ -	$ -	$ -	$ -	$ 346,295
TOTAL REVENUES	$ 2,854,121	$ 1,326,325	$ 3,423,484	$ 2,825,000	$ 3,317,500
TOTAL EXPENDITURES	$ 3,210,293	$ 1,371,568	$ 3,492,550	$ 3,095,600	$ 3,317,500
REVENUES OVER (UNDER) EXPENDITURES	$ (356,171)	$ (45,244)	$ (69,066)	$ (270,600)	$ -
USE OF RESERVES					$ (346,295)
CASH & CASH EQUIVALENTS 12/31	$ 2,921,495		$ 2,852,429		$ 2,506,134
MRD TAX CUSTODIAL FUND					
FUND BALANCE	$ -		$ 36,752		$ 36,752
REVENUE	$ 2,685,265	$ 1,333,440	$ 2,687,597.00	$ 2,466,719	$ 2,778,136
EXPENDITURES	$ 2,648,513	$ 1,298,610	$ 2,687,597.00	$ 2,466,719	$ 2,778,136
REVENUES OVER (UNDER) EXPENDITURES	$ 36,752	$ 34,830	$ -	$ -	$ -
FUND BALANCE 12/31	$ 36,752		$ 36,752		$ 36,752
TOTAL REVENUES - ALL FUNDS	$79,743,935	$40,622,058	$84,247,168	$80,239,623	$103,541,718
TOTAL EXPENSES - ALL FUNDS	$78,691,397	$39,169,685	$86,089,331	$90,471,357	$103,099,344

DEBT SERVICE

Combined Debt Summary

The City of Montrose Charter establishes a legal debt limitation of 5% of the assessed valuation of taxable property in the City, as shown by the last preceding assessment. The assessed valuation of taxable property in the City as of August 22, 2023, was $368,491,221. The legal debt limit of 5% is $18,424,561. Certain debt is excluded from the calculation for water, storm sewer, sanitary sewer, sewage disposal, short-term notes (< 3 years), and local improvement securities. This limitation does not apply to revenue bonds as addressed in Article VI, Section 5 of the City of Montrose Charter.

	2024
Assessed taxable property valuation	$368,491,221
5% Debt Limitation	$18,424,561
Lease Purchase, Series 2017A & 2017B	$7,511,133
2016 Water and Sewer Revenue Refunding Note	$345,000
2020 Public Safety Certificate of Participation	$15,305,000
Total not subject to Debt Limitation	$23,161,133

General Fund Certificates of Participation, Series 2017A & 2017B

In 2017, the City paid off the General Fund Excise Tax Revenue Bonds, Series 2010. Due to aging infrastructure and deferred maintenance projects as well as the creation of the Montrose Urban Renewal Authority, the City issued series 2017A & 2017B certificate of participation to Vectra Bank, borrowing $10,000,000. DA Davidson & Co. provided underwriter/placement services for the City with a net interest cost 2.7248% payable semi-annually.

Date	Principal	Interest	Debt Service	Annual Debt Service
4/1/2024	223,848	90,080	313,929	
10/1/2024	226,893	87,036	313,929	627,857
4/1/2025	229,978	83,950	313,929	
10/1/2025	233,106	80,823	313,929	627,857
4/1/2026	236,276	77,652	313,929	
10/1/2026	239,490	74,439	313,929	627,857
4/1/2027	242,747	71,182	313,929	
10/1/2027	246,048	67,881	313,929	627,857
4/1/2028	249,394	64,534	313,929	
10/1/2028	252,786	61,143	313,929	627,857
4/1/2029	256,224	57,705	313,929	
10/1/2029	259,709	54,220	313,929	627,857
4/1/2030	263,241	50,688	313,929	
10/1/2030	266,821	47,108	313,929	627,857
4/1/2031	270,450	43,479	313,929	
10/1/2031	274,128	39,801	313,929	627,857
4/1/2032	277,856	36,073	313,929	
10/1/2032	281,635	32,294	313,929	627,857
4/1/2033	285,465	28,464	313,929	
10/1/2033	288,191	25,738	313,929	627,857
4/1/2034	290,943	22,985	313,929	
10/1/2034	293,722	20,207	313,929	627,857
4/1/2035	296,527	17,402	313,929	
10/1/2035	299,359	14,570	313,929	627,857
4/1/2036	302,218	11,711	313,929	
10/1/2036	305,104	8,825	313,929	627,857
4/1/2037	308,017	5,911	313,929	
10/1/2037	310,959	2,970	313,929	627,857
	$7,511,133	**$1,278,870**	**$8,790,003**	**$8,790,003**

Water and Sewer Revenue Refunding Note
Series 2016

Revenue Bonds in the amount of $6,045,000 were issued on March 15, 2004 for the purpose of refunding City's outstanding 1993 water and sewer revenue refunding bonds and financing $4,000,000 in improvements to the City's water and sewer systems. In 2016, the remaining debt was refunded by a note with a principal balance of $2,855,000 which resulted in a savings of $295,000. This note is paid from the net revenue derived from the operation and use of the City's water and sewer enterprise system. Interest rate for this note is 1.8% payable semi-annually. The paying agent is UMB Bank. The following debt payment schedule is for the Water and Sewer Revenue Refunding Note, Series 2016.

Date	Principal	Interest	Yearly payment
4/1/2024		3,105	
10/1/2024	345,000	3,105	351,210
Total	345,000	6,210	351,210

Public Safety Facilities Project
Series 2020

With voter approval on November 5, 2019, a .58% sales and use tax increase along with funding from the General Fund allowed the City to issue debt in the form of Certificate of Participation to UMB Bank in the amount of $15,980,000 to construct a new public safety facility. DA Davidson & Co. provided underwriter/placement services for the City with a net interest cost 3.3156 payable semi-annually on June 1 and December 1.

Date	Principal	Interest	Annual Debt Service
6/1/2024		$ 269,397	
12/1/2024	$ 360,000	$ 269,397	$ 898,794
6/1/2025		$ 262,197	
12/1/2025	$ 375,000	$ 262,197	$ 899,394
6/1/2026		$ 254,697	
12/1/2026	$ 390,000	$ 254,697	$ 899,394
6/1/2027		$ 246,897	
12/1/2027	$ 405,000	$ 246,897	$ 898,794
6/1/2028		$ 238,797	
12/1/2028	$ 420,000	$ 238,797	$ 897,594
6/1/2029		$ 230,397	
12/1/2029	$ 435,000	$ 230,397	$ 895,794
6/1/2030		$ 221,697	
12/1/2030	$ 455,000	$ 221,697	$ 898,394
6/1/2031		$ 212,597	
12/1/2031	$ 470,000	$ 212,597	$ 895,194
6/1/2032		$ 203,197	
12/1/2032	$ 490,000	$ 203,197	$ 896,394
6/1/2033		$ 193,397	
12/1/2033	$ 510,000	$ 193,397	$ 896,794
6/1/2034		$ 183,197	
12/1/2034	$ 530,000	$ 183,197	$ 896,394
6/1/2035		$ 172,597	
12/1/2035	$ 550,000	$ 172,597	$ 895,194
6/1/2036		$ 161,597	
12/1/2036	$ 575,000	$ 161,597	$ 898,194
6/1/2037		$ 152,972	
12/1/2037	$ 590,000	$ 152,972	$ 895,944
6/1/2038		$ 144,122	
12/1/2038	$ 610,000	$ 144,122	$ 898,244
6/1/2039		$ 134,972	
12/1/2039	$ 630,000	$ 134,972	$ 899,944
6/1/2040		$ 125,522	
12/1/2040	$ 645,000	$ 125,522	$ 896,043
6/1/2041		$ 115,847	
12/1/2041	$ 665,000	$ 115,847	$ 896,693

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Date	Principal	Interest	Annual Debt Service
6/1/2042		$ 104,625	
12/1/2042	$ 690,000	$ 104,625	$ 899,250
6/1/2043		$ 92,981	
12/1/2043	$ 710,000	$ 92,981	$ 895,962
6/1/2044		$ 81,000	
12/1/2044	$ 735,000	$ 81,000	$ 897,000
6/1/2045		$ 68,597	
12/1/2045	$ 760,000	$ 68,597	$ 897,193
6/1/2046		$ 55,772	
12/1/2046	$ 785,000	$ 55,772	$ 896,543
6/1/2047		$ 42,525	
12/1/2047	$ 810,000	$ 42,525	$ 895,050
6/1/2048		$ 28,856	
12/1/2048	$ 840,000	$ 28,856	$ 897,712
6/1/2049		$ 14,681	
12/1/2049	$ 870,000	$ 14,681	$ 899,362
Total	$ 15,305,000	$ 8,026,262	$ 23,331,262

ORDINANCE NO. 2645

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO PROVIDING AND APPROPRIATING FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2024

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

SECTION 1:

That for the purpose of paying the expenses and liabilities of the City of Montrose for the fiscal year beginning January 1, 2024, there is hereby appropriated the following amounts from the various funds:

Fund	FUND TITLE	FUND APPROPRIATION
100	GENERAL FUND	36,476,886
150	PUBLIC SAFETY FUND	15,248,217
200	RETAIL SALES ENHANCEMENT	754,357
290	TOURISM PROMOTIONAL FUND	913,132
222	OPPORTUNITY BUSINESS LOANS	40,000
225	PUBLIC/EDUCATION/GOVERNMENT	6,849
260	MONTROSE URBAN RENEWAL AUTH	350,000
270	SPECIAL BENEFIT FUND	114,007
370	GOVERNMENTAL DEBT PAYMENTS	1,530,651
420	CEMETERY PERPETUAL CARE	4,400
440	IMPROVEMENT DISTRICTS	1,200
460	WEST SIDE ARTERIAL PROJECTS	250,000
465	CAPITAL/FACILITY IMPROVEMENT FUNDS	12,950,000
500	WATER FUND	8,747,943
510	SEWER FUND	6,081,715
550	TRASH & RECYCLING FUND	2,782,051
580	BLACK CANYON GOLF COURSE	1,561,043
600	INTERNAL SERVICE FUNDS	8,941,257
610	HEALTH/DENTAL INSURANCE	3,317,500
700	MRD TAX CUSTODIAL FUND	2,778,136
	TOTAL APPROPRIATIONS	103,099,344

SECTION 2:

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on First reading on Tuesday, November 7, 2023, at the hour of 6:00 p.m. at the City Council Chambers, Elks' Civic Building, in Montrose, Colorado.

INTRODUCED, READ, and PASSED on first reading this 7th day of November 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE CITY SEAL COLORADO

INTRODUCED, READ, AND ADOPTED on second reading this 14th day of November 2023.

ATTEST:

Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk

ORDINANCE NO. 2651

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING ORDINANCE NO. 2599 WHICH APPROPRIATED FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2023; SAID EXPENDITURES OF THE CITY OF MONTROSE OVER AND ABOVE THOSE ANTICIPATED AT THE TIME OF THE ADOPTION OF THE ORIGINAL BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2023.

WHEREAS these additional appropriations are deemed necessary for the public health, peace, or safety of the city's residents.

WHEREAS the funds below have either additional revenues or a fund balance to cover these additional expenses.

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

Section 1: The amounts appropriated for the following funds by Section 1 of Ordinance No. 2599 are hereby amended to read according to the column entitled "Final Budget", below:

Fund #	Fund Name	Original Budget Ordinance 2599	Final Budget Ordinance 2651
100	GENERAL FUND	$ 35,075,378	$ 36,696,626
250	CONSERVATION TRUST FUND	$ -	$ 245,000
260	MONTROSE URBAN RENEWAL AUTHORITY	$ 1,200,000	$ 1,627,332
440	SPECIAL IMPROVMENTS REVOLVING	$ 1,200	$ 1,298
510	SEWER FUND	$ 5,407,386	$ 5,614,653
600	INTERNAL SERVICE FUNDS	$ 7,671,235	$ 9,151,451
610	HEALTH/DENTAL/VISION BENEFIT FUND	$ 3,095,600	$ 3,492,550

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on first reading on Tuesday, the 14th day of November 2023, at the hour of 6:00 p.m. in the City Council Chambers at 107 S. Cascade.

INTRODUCED, READ, and PASSED on first reading this 14th day of November 2023.

_____

Barbara Bynum, Mayor

Attest:

_____

Lisa DelPiccolo, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading this 5th day of December 2023.

_____

Barbara Bynum, Mayor

Attest:

_____

Lisa DelPiccolo, City Clerk

Backup for Ordinance # 2651 which appropriates additional funds and supplements the original appropriating Ordinance # 2599
A supplemental budget is necessary to appropriate funds for projects, grants, and other unanticipated expenditures that occurred during the fiscal year which are deemed necessary for the public health, peace or safety of the city's residents.

City Council 11/14/2023

Fund #	Fund Name	Original Budget Ordinance 2567	Final Budget Ordinance 2606	Difference	Funded by Grants or other sources	Explanation
100	GENERAL FUND	$ 35,075,378	$ 36,696,626	$ 1,621,247	$ 634,360	Real Property purchases; Economic Incentives; Potato Growers Historic Grant
250	CONSERVATION TRUST FUND	$ -	$ 245,000	$ 245,000	$ -	Complete Buckley and Lions Park Irrigation Projects
260	MONTROSE URBAN RENEWAL AUTHORITY	$ 1,200,000	$ 1,627,332	$ 427,332	$ -	Incentives for Horizontal Improvements such as water, sewer, storm sewer, sidewalks for Fairfield Inn, Basecamp and Shelter Distilling projects
440	SPECIAL IMPROVMENTS REVOLVING	$ 1,200	$ 1,298	$ 98	$ -	Treasurer's fees for collection of Riverwood SID
510	SEWER FUND	$ 5,407,386	$ 5,614,653			Received New Vactor Truck in 2023 that was ordered in previous years and delayed
600	INTERNAL SERVICE FUNDS	$ 7,671,235	$ 9,151,451	$ 1,480,216	$ -	Anticipation of receiving Operating and vehicle equipment ordered in previous years and received in 2023
610	HEALTH/DENTAL/VISION BENEFIT FUND	$ 3,095,600	$ 3,492,550	$ 396,950	$ -	To cover expenses related to claims for the city's self insured medical plan

ORDINANCE NO. 2652

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, UPDATING TITLE 1 CHAPTER 14, OF THE OFFICIAL CODE OF THE CITY OF MONTROSE, COLORADO: AMENDING TITLE 1 CHAPTER 14 SECTION 2 (1-14-2), REGARDING RULES OF PROCEDURE; AMENDING TITLE 1 CHAPTER 14 SECTION 4 (1-14-4), REGARDING SENTENCING; AMENDING TITLE 1 CHAPTER 14 SECTION 5 (1-14-5), REGARDING ENFORCEMENT OF FINES; AND REPEALING AND REPLACING OTHER CODE PROVISIONS TO STANDARDIZE CROSS-REFERENCES IN THE OFFICIAL CODE OF THE CITY OF MONTROSE REGARDING SENTENCING

WHEREAS, the City of Montrose updates the Municipal Code from time to time; and

WHEREAS, the City Council of the City of Montrose has determined that the changes to the Municipal Code will further the health, safety, and welfare of the people of the City of Montrose.

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

SECTION 1:

Title 1, Chapter 14 Section 2. (1-14-2.(A), (B)) (Rules of procedure.) of the Official Code of the City of Montrose, Colorado, are hereby amended to read in their entirety as follows:

1-14-2. - Rules of procedure.

(A) The Municipal Court shall be subject to the Colorado Municipal Court Rules, the provisions of the City Charter, this Chapter, and other applicable provisions of City ordinances and shall be subject to those provisions of article 10, title 13, C.R.S. 2023, as amended, which are not in conflict with the City Charter or ordinances, and which have not been superseded by this Chapter or the Charter.

(B) The following sections of article 10, title 13, C.R.S. 2023, as amended are hereby superseded: 13-10-104, 13-10-105, 13-10-106, 13-10-108, 13-10-109, 13-10-110, 13-10-113, and 13-10-115.

SECTION 2:

New subsections (D) and (E) are hereby added to Title 1, Chapter 14 Section 2. (1-14-2.(D), (E)) (Rules of procedure.) of the Official Code of the City of Montrose, Colorado, to read in their entirety as follows:

(D) Plea discussions and plea agreements.

(1) A defendant, in person or by defense counsel with client authority, may plead guilty, not guilty, or, with the consent of the court, nolo contendere. The Municipal Court shall follow Colorado Municipal Court Rule 211 and shall conduct a providency inquiry with the defendant at the time of change of plea substantially conforming to CMCR 211 and applicable case law from the United States Supreme Court and Colorado appellate courts. Judges of the Montrose Municipal Court shall not participate in plea discussions, except as otherwise provided by this Section or for the limited purpose of offering statements of general encouragement of party settlement while in the presence of all parties to the litigation.

(2) The City Attorney's Office as the prosecution may enter into plea discussions and reach plea agreements with defendants charged with any municipal ordinance violation or traffic infraction, subject to the approval of the Montrose Municipal Court in accordance with this Section and C.R.S. § 16-7-301, C.R.S. § 16-7-302, and C.R.S. § 16-7-304 (2023), as amended.

(3) The City Attorney's Office as the prosecution in the course of plea discussions is authorized to enter into a written stipulation for a pretrial diversion or deferred judgment and sentence, to be signed by the defendant, the defendant's attorney of record if any, and the City Attorney or designee, in accordance with the procedures in C.R.S. § 18-1.3-102 (2023), as amended. Notwithstanding the aforementioned, no deferred judgment and sentence or pretrial diversion is to be extended to a holder of a commercial driver's license under C.R.S. § 42-4-1719 (2023).

(4) If a tentative plea agreement has been reached which contemplates entry of a plea of guilty or nolo contendere in the expectation that other charges before that court will be dismissed or that sentence concessions will be granted, the trial judge may, upon request of the parties, permit the disclosure of the tentative agreement and the reasons therefor in advance of the time for tender of the plea. The court may then indicate to the City Attorney or designee and defense counsel or defendant whether the court will concur in the proposed disposition in the exercise of the court's independent judgment. If the trial judge concurs but later decides that the final disposition should not include the charge or sentence concessions contemplated by the plea agreement, the court shall so advise the defendant and the City Attorney's Office and then call upon the defendant to either affirm or withdraw his or her plea of guilty or nolo contendere.

(5) Nothing in this section shall prohibit the court to accept written waiver and guilty or no contest pleas for any municipal traffic offense or traffic infraction for which a penalty assessment is provided in an administrative schedule of fines and fees as adopted by the court.

(E) If no procedure is specifically prescribed by the Colorado Municipal Court Rules, the provisions of the City Charter, this Chapter, or other City Ordinances, the court may proceed in any lawful manner not inconsistent with the Colorado Rules of Criminal

Procedure or with any directive of the United States Supreme Court or Colorado appellate courts regarding the conduct of judicial proceedings in the criminal courts, and may look to the Colorado Rules of Civil Procedure and to applicable law if no rule exists.

SECTION 3:

Title 1, Chapter 14 Section 4. (1-14-4.(D)) (Sentencing.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in entirety as follows:

1-14-4. - Sentencing.

(D) The Municipal Court shall allow defendants the right of allocution prior to imposition of sentence.

SECTION 4:

Title 1, Chapter 14 Section 5. (1-14-5) (Enforcement of fines.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in its entirety as follows:

1-14-5. - Enforcement of fines.

A sentence imposing a fine shall be enforceable by the City in the same manner as a civil judgment or other delinquent charges due the City and may be sent to a collection agency of the court's selection for enforcement of judgment. Further, if the defendant fails to pay the fine in accordance with the direction of the Court, the defendant can be held in contempt of court under the procedures in Colorado Rule of Civil Procedure 107, the ordinances of the City of Montrose, and procedures specified in C.R.S. § 18-1.3-702 (2023), as amended, for failure by a defendant to comply with a court's lawful order to pay a monetary amount due without undue hardship and without making a good-faith effort to comply.

SECTION 5:

Title 5, Chapter 15 Section 31. (5-15-31.(B))(Penalty and remedies.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in its entirety as follows:

5-15-31. - Penalty and remedies.

(B) Any person convicted of such a violation may be punished in accordance with Section 1-2-3, of the Official Code of the City of Montrose, Colorado.

SECTION 6:

Except as specifically amended hereby, the Official Code of the City of Montrose, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

SECTION 7:

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Montrose and the inhabitants thereof by codifying generally recognized law and procedure pertaining to plea bargains and sentencing.

SECTION 8:

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.

SECTION 9:

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 10:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 11:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Tuesday, the 14th day of November, 2023, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 14th day of November, 2023.

_____
Barbara Bynum, Mayor

ATTEST:

_____
Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 5th day of December, 2023.

_____
Barbara Bynum, Mayor

ATTEST:

_____
Lisa DelPiccolo, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, UPDATING TITLE 1 CHAPTER 14, OF THE OFFICIAL CODE OF THE CITY OF MONTROSE, COLORADO: AMENDING TITLE 1 CHAPTER 14 SECTION 2 (1-14-2), REGARDING RULES OF PROCEDURE; AMENDING TITLE 1 CHAPTER 14 SECTION 4 (1-14-4), REGARDING SENTENCING; AMENDING TITLE 1 CHAPTER 14 SECTION 5 (1-14-5), REGARDING ENFORCEMENT OF FINES; AND REPEALING AND REPLACING OTHER CODE PROVISIONS TO STANDARDIZE CROSS-REFERENCES IN THE OFFICIAL CODE OF THE CITY OF MONTROSE REGARDING SENTENCING

WHEREAS, the City of Montrose updates the Municipal Code from time to time; and

WHEREAS, the City Council of the City of Montrose has determined that the changes to the Municipal Code will further the health, safety, and welfare of the people of the City of Montrose.

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

SECTION 1:

Title 1, Chapter 14 Section 2. (1-14-2.(A), (B)) (Rules of procedure.) of the Official Code of the City of Montrose, Colorado, are hereby amended to read in their entirety as follows:

1-14-2. - Rules of procedure.

(A) The Municipal Court shall be subject to the Colorado Municipal Court Rules, the provisions of the City Charter, this Chapter, and other applicable provisions of City ordinances and shall be subject to those provisions of article ~~2~~10, title 13, C.R.S. ~~1973~~ 2023, as amended, which are not in conflict with the City Charter or ordinances, and which have not been superseded by this Chapter or the Charter.

(B) The following sections of article ~~2~~10, title 13, C.R.S. ~~1973~~ 2023, as amended are hereby superseded: 13-10-104, 13-10-105, 13-10-106, 13-10-108, 13-10-109, 13-10-110, 13-10-113, and 13-10-115.

SECTION 2:

New subsections (D) and (E) are hereby added to Title 1, Chapter 14 Section 2. (1-14-2.(D), (E)) (Rules of procedure.) of the Official Code of the City of Montrose, Colorado, to read in their entirety as follows:

(D) Plea discussions and plea agreements.

(1) A defendant, in person or by defense counsel with client authority, may plead guilty, not guilty, or, with the consent of the court, nolo contendere. The Municipal Court shall follow Colorado Municipal Court Rule 211 and shall conduct a providency inquiry with the defendant at the time of change of plea substantially conforming to CMCR 211 and applicable case law from the United States Supreme Court and Colorado appellate courts. Judges of the Montrose Municipal Court shall not participate in plea discussions, except as otherwise provided by this Section or for the limited purpose of offering statements of general encouragement of party settlement while in the presence of all parties to the litigation.

(2) The City Attorney's Office as the prosecution may enter into plea discussions and reach plea agreements with defendants charged with any municipal ordinance violation or traffic infraction, subject to the approval of the Montrose Municipal Court in accordance with this Section and C.R.S. § 16-7-301, C.R.S. § 16-7-302, and C.R.S. § 16-7-304 (2023), as amended.

(3) The City Attorney's Office as the prosecution in the course of plea discussions is authorized to enter into a written stipulation for a pretrial diversion or deferred judgment and sentence, to be signed by the defendant, the defendant's attorney of record if any, and the City Attorney or designee, in accordance with the procedures in C.R.S. § 18-1.3-102 (2023), as amended. Notwithstanding the aforementioned, no deferred judgment and sentence or pretrial diversion is to be extended to a holder of a commercial driver's license under C.R.S. § 42-4-1719 (2023).

(4) If a tentative plea agreement has been reached which contemplates entry of a plea of guilty or nolo contendere in the expectation that other charges before that court will be dismissed or that sentence concessions will be granted, the trial judge may, upon request of the parties, permit the disclosure of the tentative agreement and the reasons therefor in advance of the time for tender of the plea. The court may then indicate to the City Attorney or designee and defense counsel or defendant whether the court will concur in the proposed disposition in the exercise of the court's independent judgment. If the trial judge concurs but later decides that the final disposition should not include the charge or sentence concessions contemplated by the plea agreement, the court shall so advise the defendant and the City Attorney's

Office and then call upon the defendant to either affirm or withdraw his or her plea of guilty or nolo contendere.

(5) Nothing in this section shall prohibit the court to accept written waiver and guilty or no contest pleas for any municipal traffic offense or traffic infraction for which a penalty assessment is provided in an administrative schedule of fines and fees as adopted by the court.

(E) If no procedure is specifically prescribed by the Colorado Municipal Court Rules, the provisions of the City Charter, this Chapter, or other City Ordinances, the court may proceed in any lawful manner not inconsistent with the Colorado Rules of Criminal Procedure or with any directive of the United States Supreme Court or Colorado appellate courts regarding the conduct of judicial proceedings in the criminal courts, and may look to the Colorado Rules of Civil Procedure and to applicable law if no rule exists.

SECTION 3:

Title 1, Chapter 14 Section 4. (1-14-4.(D)) (Sentencing.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in entirety as follows:

1-14-4. - Sentencing.

(D) ~~Plea discussions and plea agreements may be entered into by the prosecution and approved by the Municipal Judge in accordance with the provisions of part 3, article 7 of title 16, Colorado Revised Statutes 2023, as amended, including deferred prosecution and deferred sentencing as provided in part 1, article 1.3 of title 18, Colorado Revised Statutes 2023, as amended.~~ The Municipal Court shall allow defendants the right of allocution prior to imposition of sentence.

SECTION 4:

Title 1, Chapter 14 Section 5. (1-14-5) (Enforcement of fines.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in its entirety as follows:

1-14-5. - Enforcement of fines.

A sentence imposing a fine shall be enforceable by the City in the same manner as a civil judgment or other delinquent charges due the City and may be sent to a collection agency of the court's selection for enforcement of judgment. Further, if the defendant fails to pay the fine in accordance with the direction of the Court, the defendant can be

held in contempt of court under the procedures in Colorado Rule of Civil Procedure 107, the ordinances of the City of Montrose, and procedures specified in C.R.S. § 18-1.3-702 (2023), as amended, for failure by a defendant to comply with a court's lawful order to pay a monetary amount due without undue hardship and without making a good-faith effort to comply. ~~and may be imprisoned for up to 15 days in jail as an adult and 48 hours in detention, if a juvenile, unless, after hearing, the defendant is found indigent or otherwise has justifiable reason for failure to pay. Serving a term of imprisonment does not discharge the obligation to pay the fine. A warrant for the arrest of any defendant failing to appear in court in accordance with the Court's order may be issued.~~

SECTION 5:

Title 5, Chapter 15 Section 31. (5-15-31.(B))(Penalty and remedies.) of the Official Code of the City of Montrose, Colorado, is hereby amended to read in its entirety as follows:

5-15-31. - Penalty and remedies.

(B) Any person convicted of such a violation may be punished in accordance with Section 1-2-3, of the Official Code of the City of Montrose, Colorado. ~~by a fine of up to $1,000.00, or a jail sentence of up to one year, or by both such fine and imprisonment; provided, however, no person under the age of 18 years shall be subject to any term of imprisonment, except for contempt of court~~.

SECTION 6:

Except as specifically amended hereby, the Official Code of the City of Montrose, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

SECTION 7:

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Montrose and the inhabitants thereof by codifying generally recognized law and procedure pertaining to plea bargains and sentencing.

SECTION 8:

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.

SECTION 9:

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 10:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 11:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on Tuesday, the _____day of _____, 2023, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this _____day of _____, 2023.

_____
Barbara Bynum, Mayor

ATTEST:

_____
Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this _____day of _____, 2023.

_____
Barbara Bynum, Mayor

ATTEST:

_____
Lisa DelPiccolo, City Clerk

CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: Jace Hochwalt, Planning Manager
DATE: November 14, 2023
RE: Proposed Amendments to Municipal Code Section 11-7-12

ATTACHMENTS:

- Exhibit A: Section 11-7-12 with Proposed Redlines
- Exhibit B: Proposed Ordinance

City Council Consideration

The consideration of legislative code amendments to Section 11-7-12 of the Land Development Regulations of the City of Montrose related to rezoning and the zoning of additions. The purpose of the proposed code amendments is to eliminate ambiguity and clarify the current rezoning process and initial zoning process as it relates to the decision-making procedures and roles of both the Planning Commission and the City Council.

Project Background:

With the recent code consolidation efforts and amendments that took place earlier in the year, the Land Development Regulations section (Title 11 of the Montrose Municipal Code) was consolidated for the purposes of modernization and elimination of redundancy. With the consolidation efforts now complete, staff will continue to refine the code to eliminate ambiguity where applicable. One section specifically flagged by City staff is Section 11-7-12, which relates to the rezoning of property within the City limits, as well as the initial zoning of property being annexed into the City limits. The general process for a rezone of property within City limits is as follows:

1) An applicant proposes a new zoning designation after discussions with City staff, and that request goes to a hearing in front of the Planning Commission.
2) The Planning Commission either recommends approval or denial of the applicant's

requested zoning district to the City Council.

3) The City Council holds a hearing on the rezone request made by the applicant, and either ratifies the Planning Commission's decision, or reverses it.
4) If a change in zoning is approved, a rezoning ordinance is signed into effect.

To clear up any confusion as to how the code currently reads, City staff is proposing amendments in 11-7-12 (A)(2) to clarify this process. In addition, Staff is proposing to amend the wording of 11-7-12 (A)(3) to clarify when conditions can be imposed on a rezone. There were approved rezones in the past that had very specific conditions set within the zoning ordinance. Since zoning ordinances are not recorded and do not always carry with a title report, a zoning ordinance with specific conditions can add confusion to property owners and staff alike as properties transfer ownership. Other mechanisms such as a Planned Development or an Annexation Agreement are better tools for imposing conditions.

In addition to the rezone section, City staff has recognized some ambiguity that exists specific to the zoning of additions (property that is being annexed into the City limits). There is some confusion as it relates to the authority of the Planning Commission and their zoning recommendation when it comes to the initial zoning of additions. As such, staff is proposing to amend the wording of Section 11-7-12 (B)(1) to reflect a similar process to the rezone process, as reflected in more detail below.

1) An applicant applies for the annexation of property into the City limits and requests a City zoning designation after discussions with staff.
2) While the annexation request does not go before the Planning Commission, the Planning Commission does hold a hearing specific to the applicant's requested initial zoning designation of the property to be annexed.
3) The Planning Commission would then either recommend approval or denial of the applicant's requested zoning district to the City Council.
4) Following the Planning Commission hearing on the initial zoning request, there is a City Council hearing to approve or deny the annexation request, as well as a hearing specific to the initial zoning, whereby the City Council can then ratify the Planning Commission's decision, or reverse it in favor of a separate zoning district.
5) An ordinance is signed into effect if the annexation request is approved, and a separate ordinance is signed into effect for the initial zoning designation that is approved.

While the proposed amendments may appear substantive, their primary purpose is to clarify the existing procedures of both the rezone process and initial zoning process within the City, and clear up any ambiguity as to the roles of Planning Commission and City Council.

ORDINANCE NO. 2646

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING TITLE 11 CHAPTER 7 SECTION 12 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE, COLORADO, CONCERNING THE ZONING OF NEW ADDITIONS TO THE CITY AND REZONING PARCELS ALREADY IN CITY LIMITS

WHEREAS, the Official Code of the City of Montrose, Colorado addresses the zoning of new additions to the City of Montrose; and

WHEREAS, the current regulations allow the Planning Commission to select any zoning district designation, so long as such zone complies with the Official Code of the City of Montrose; and

WHEREAS, the City Council finds and declares that amending the Official Code of the City of Montrose to require either approval or denial of a zoning request pertaining to a new annexation is in the best interest of the public health, safety, and welfare, and will further the City's policy goals of retaining local control over its affairs.

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

Section 1:

Sections 11-7-12 (A)(2), (3) of the Official Code of the City of Montrose, Colorado are hereby amended to read in full as follows:

Sec. 11-7-12 (A). *Rezoning.*

(2) Rezoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. The rezoning shall be reviewed for compliance with the criteria of this Subsection in accordance with the review procedures of Chapter 11-4 of this Title. The Planning Commission shall either recommend approval or denial of the requested zoning to City Council, which can either ratify the Planning Commission's decision, or reverse it. The City Council may initiate a rezoning on its own motion, in which case the Council shall hold a hearing either in conjunction with second reading of a rezoning ordinance, or separately, in substantial compliance with the review procedures of Chapter 11-4 of this Title.

(3) The City shall not impose conditions on a rezone unless otherwise required by this Title.

Section 2:

Section 11-7-12 (B) of the Official Code of the City of Montrose, Colorado is hereby amended to read in full as follows:

Sec. 11-7-12 (B). *Zoning of Additions.*

(1) The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:

(a) The amendment is not averse to the public health, safety and welfare; and
(b) The amendment is in substantial conformity with the Comprehensive Plan; or

(i) Such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated.

(2) The City shall not impose conditions on the zoning of an addition unless otherwise required by this Title.

Section 3:

Except as specifically amended hereby, the Official Municipal Code of the City of Montrose, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 4:

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Montrose and the inhabitants thereof by having a more predictable procedure for the zoning of new additions to the City of Montrose.

Section 5:

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.

Section 6:

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 7:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 8:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

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 7th day of November, 2023, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading the 7th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE CITY SEAL COLORADO

INTRODUCED, READ and ADOPTED on second reading this 14th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

Sec. 11-7-12. Rezoning.

(A) *Rezoning.*

(1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:

(a) The amendment is not averse to the public health, safety and welfare; and

(b) The amendment is in substantial conformity with the Comprehensive Plan; or:

(i) The existing zoning is erroneous; or

(ii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

(2) Rezoning may be requested or initiated by the City Manager or the owner of any legal ~~or equitable~~ interest in the property or ~~his~~ such owner's representative. The rezoning shall be reviewed for compliance with the criteria of this Subsection in accordance with the review procedures of Chapter 11-4 of this Title. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The City Council may initiate rezoning on its own motion, in which case the Council shall hold a hearing either in conjunction with second reading of a rezoning ordinance, or separately, in substantial compliance with the review procedures of Chapter 11-4 of this Title.

(3) ~~The City may impose conditions as necessary to ensure that the above criteria are met.~~The City shall not impose conditions on a rezone unless otherwise required by this Title.

(B) *Zoning of Additions.*

(1) ~~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 procedures set out in Chapter 11-4 of this Title 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.~~ The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:

(a) The amendment is not averse to the public health, safety and welfare; and

(b) The amendment is in substantial conformity with the Comprehensive Plan.

or

(i) Such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated.

(2) ~~The City may impose conditions on the zoning necessary to ensure that the above criteria are met and as appropriate to ensure comparability with the City's Comprehensive Plan.~~The City shall not impose conditions on the zoning of an addition unless otherwise required by this Title.

(C) *Legislative Zoning.* Comprehensive review and re-enactment of all or a significant portion of the Official Zoning Map shall be a legislative action, and shall not be subject to the review procedures of Chapter 11-4 of this Title or any criteria set out in this Section.

(D) *Enactment by Ordinance.* No amendment, addition to or re-enactment of the Official Zoning Map shall become effective until enacted by an ordinance.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: November 14, 2023
RE: Osprey Addition Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: 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. City Council will consider all of the information in this memo in making a decision.

Application Background:
The Osprey Addition is a proposed annexation approximately 9.53 acres in size. The property is divided into two tracts, both located on the north side of E Oak Grove Rd. Tract 1 is a residential property, currently addressed as 1665 E Oak Grove Rd. Tract 2 is a small sliver of right-of-way. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and the City of Montrose Water Service Area. An Annexation Agreement is required.

Proposed Zoning:
Tract 1 – 5.39 acres "P" Public District and 3.98 acres "R-4" High Density District.
Tract 2 – 0.16 acres "R-3A" Medium High Density District

Applicant: Tanner Rentals, LLC; Oak Grove Investments, LLC; City of Montrose

Proposed schedule:

September 18:	Council Work Session Overview
October 3:	Council Resolution to set a hearing date
October 25:	Planning Commission zoning hearing
November 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
November 14:	2nd reading of annexation and zoning ordinances

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, 11-7-12 (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 11-7-5 (A) (6): The "R-3A" Medium High Density District is intended to provide for an area which is suitable for both single-family homes and duplexes, along with certain other compatible land uses.
    c. Municipal Code, Section 11-7-5 (A) (7): The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variety in housing types.
    d. Municipal Code, Section 11-7-5 (C) (1): The "P" Public District is intended to provide for uses and services of a public, nonprofit, or charitable nature.
    e. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned"R-2" Low Density District, "R-3A" Medium High Density District, "R-4" High Density District, and "B-2" Highway Commercial District.
4. The Comprehensive Plan Future Land Use Map designates the area of the Osprey Addition as Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve

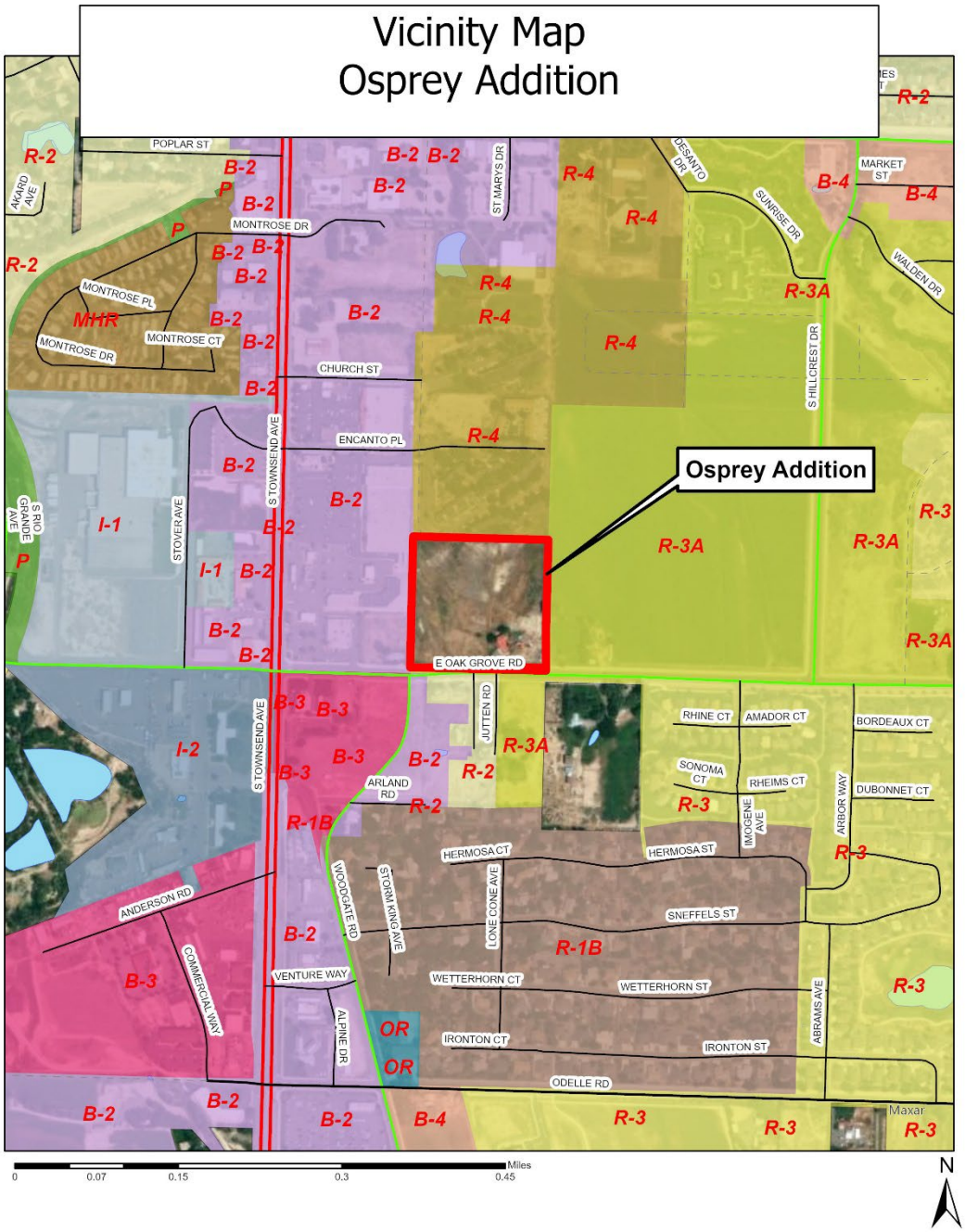
the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.

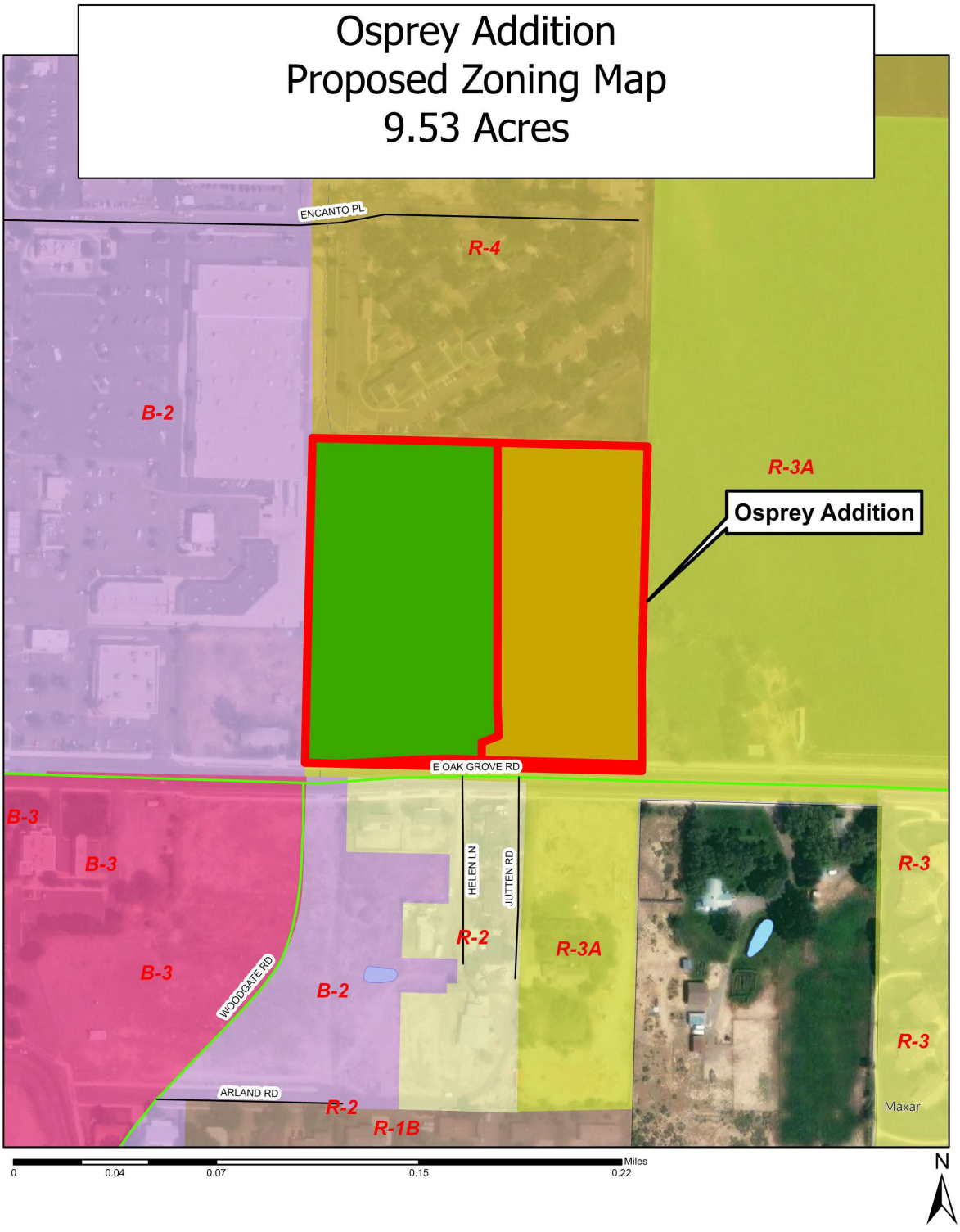
5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
6. The proposed zoning does not appear to be adverse to the public health, safety and welfare.
7. Planning Commission made a unanimous recommendation to approve the zoning designation as presented.

Staff Recommendation:

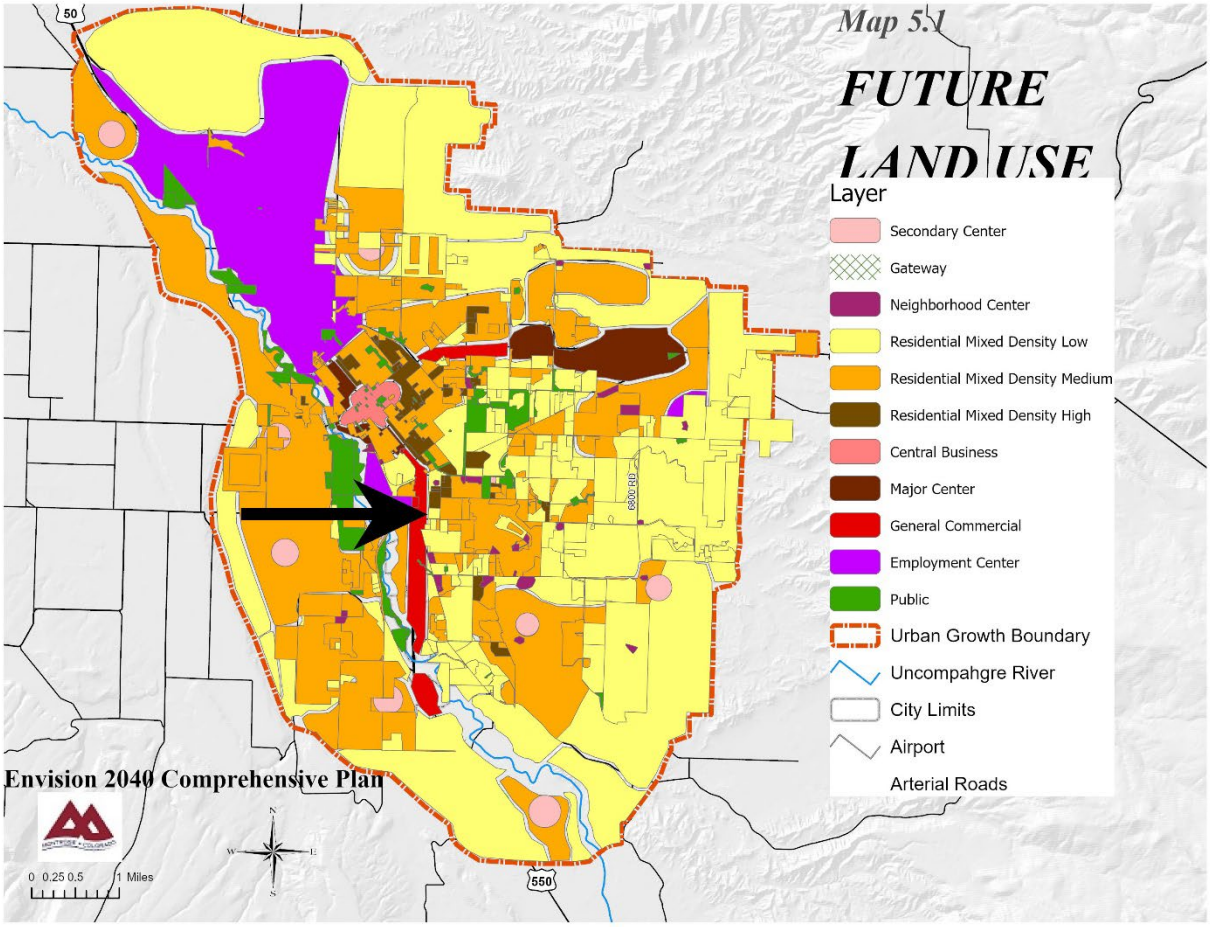
Staff recommends approval of the annexation and the “P” Public District, “R-3A” Medium High Density District, and “R-4” High Density District zoning designations.

EXHIBIT A: Maps



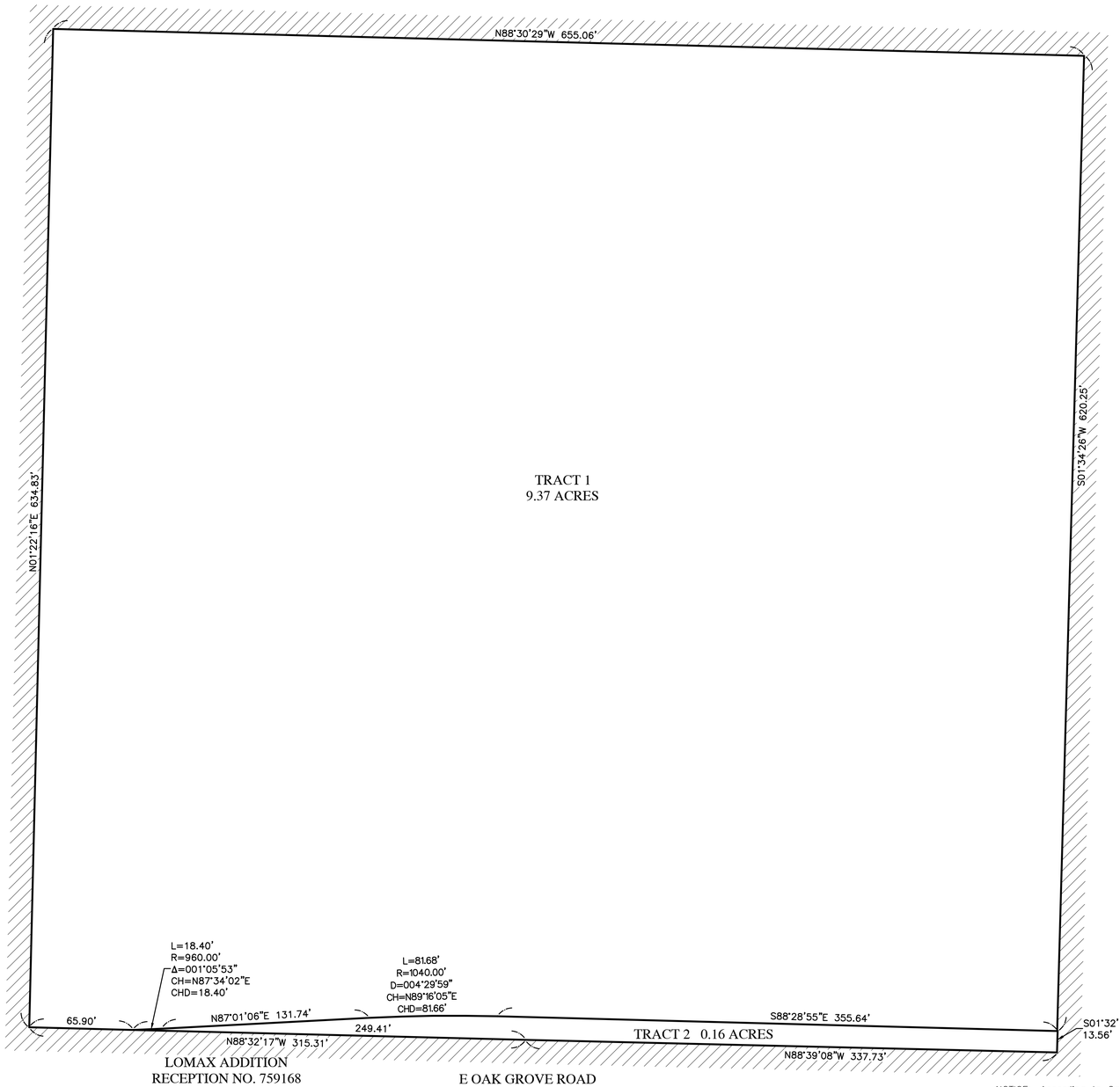

Osprey Addition
Proposed Zoning Map
9.53 Acres
ENCANTO PL
R-4
B-2
R-3A
Osprey Addition
E OAK GROVE RD
B-3
B-3
B-3
HELEN LN
JUTTEN RD
R-2
R-3A
WOODGATE RD
B-2
R-3
R-3
ARLAND RD
R-2
R-1B
Maxar
0
0.04
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0.15
0.22
Miles
N

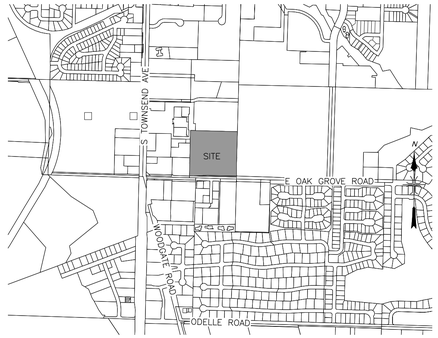
Comprehensive Plan Future Land Use Map



OSPREY ADDITION

SITUATED IN SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO





LEGEND

CITY LIMITS

PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 2576.74'
PERIMETER CONTIGUOUS TO CITY LIMITS = 2576.74'

NOTE:

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

N

1" = 40'

Scale in feet

40' 0 40' 80'

PROPERTY DESCRIPTION

Tract 1:
Lot 1, Replat K, Hollenbeck Exemption as shown on the Plat recorded September 27, 1988 in Plat Book 12 at Page 805, situated in SE1/4 SW1/4SE1/4 Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado,

Except that portion as conveyed to City of Montrose, a Colorado home rule municipal corporation in deed recorded June 5, 2014 at Reception No. 856357, described as follows:

A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:
Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51 16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest corner of said SE1/4SW1/4SE1/4;
Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;
Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;
Thence S88°32'17"E, along said South line, 249.41 feet;
Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE.1/4;
Thence N01°32 16'E, along the said East line, 13.56 feet;
Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angel of 04°29'59";
Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;
Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,
County of Montrose, State of Colorado.

Tract 2:
A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:
Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51 16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest corner of said SE1/4SW1/4SE1/4;
Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;
Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;
Thence S88°32'17"E, along said South line, 249.41 feet;
Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE.1/4;
Thence N01°32 16'E, along the said East line, 13.56 feet;
Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angel of 04°29'59";
Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;
Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,
County of Montrose, State of Colorado.

SURVEYOR'S CERTIFICATE

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

PRELIMINARY

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

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____ 2023, annexed the property hereon to the City of Montrose.

_____
Mayor

Attest:_____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of_____, on the_____ day of _____, 2023 under Reception No. _____,

_____
Clerk and Recorder
Montrose County, Colorado

_____
Deputy

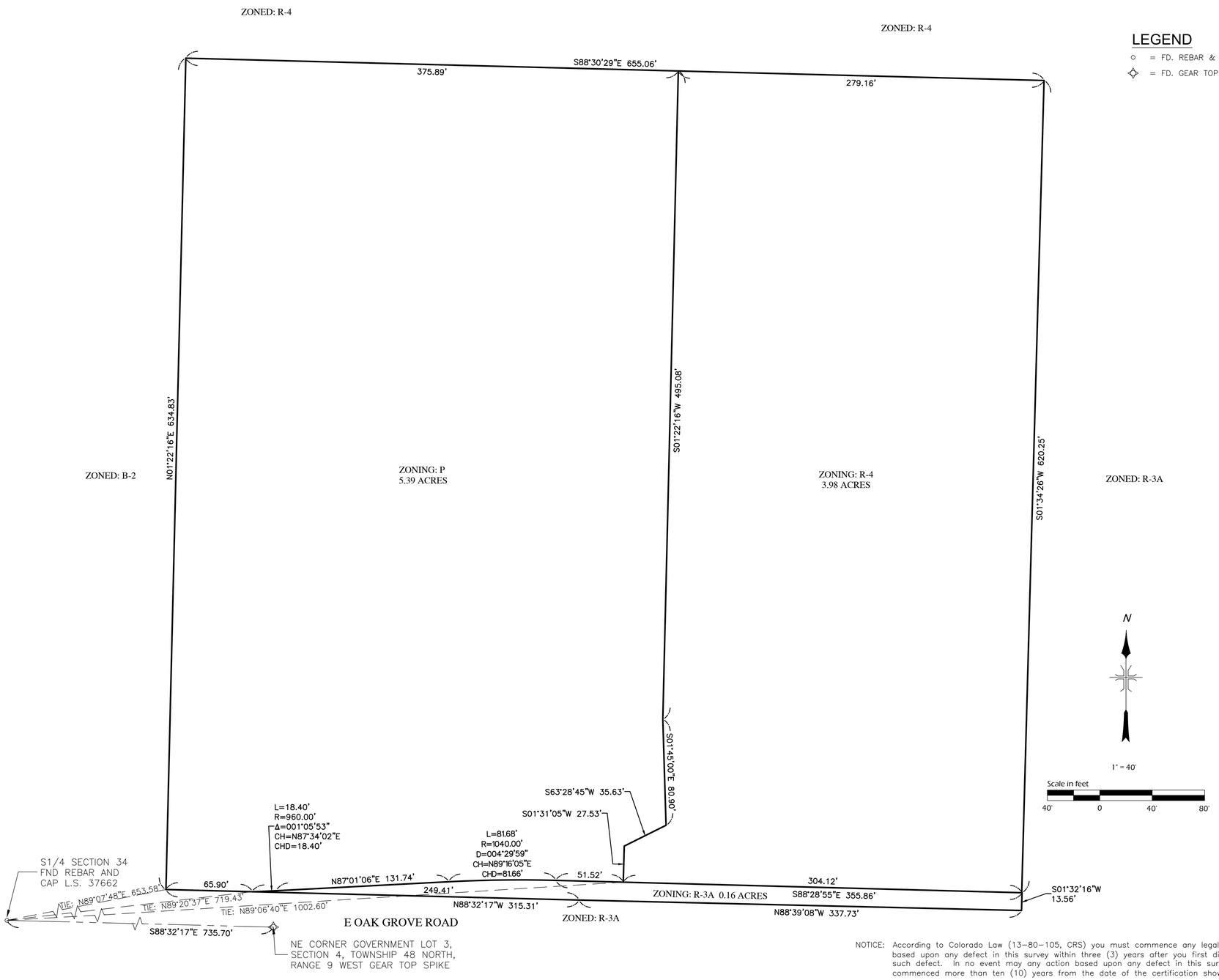
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of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

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

FIELD BOOK:	DRAWN BY: DCC	DATE: 2023-06-27	TITLE: OSPREY ADDITION
SHEET: 1 of 1	FILE: 23016V_ANNEX	JOB NO.: 23016	CLIENT: CITY OF MONTROSE
			ADDRESS & PHONE:
			TYPE: EXHIBIT

OSPREY ZONING EXHIBIT

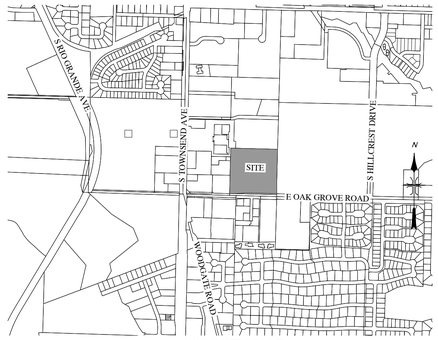
SITUATED IN SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

o = FD. REBAR & CAP (L.S. AS NOTED)

⌖ = FD. GEAR TOP SPIKE



VICINITY MAP
N.T.S.

N

1" = 40'

Scale in feet
40' 0 40' 80'

ZONING BOUNDARY DESCRIPTIONS:

ZONE P:
A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°07'48"E 653.58 feet from the S1/4 corner of said Section 34;
Thence N01°22'16"E 634.83 feet;
Thence S88°30'29"E 375.89 feet;
Thence S01°22'16"W 495.08 feet;
Thence S01°45'00"E 80.90 feet;
Thence S63°28'45"W 35.63 feet;
Thence S01°31'05"W 27.53 feet to a point on said North Right of Way;
Thence the following five courses along said Right of Way;
1. N88°28'55"W 56.14 feet;
2. 81.68 feet along the arc of a curve to the left with a radius of 1040.00 feet, an interior angle of 04°29'59" and a chord of S89°16'05"W 81.66 feet;
3. S87°01'06"W 131.74 feet;
4. 18.40 feet along the arc of a curve to the right with a radius of 960.00 feet, an interior angle of 01°05'53" and a chord of S87°34'02"W 18.40 feet;
5. N88°32'17"W 65.90 feet to the Point of Beginning.
Containing 5.39 Acres more or less as described.
County of Montrose, State of Colorado

ZONE R-4:
A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°06'40"E 1002.60 feet from the S1/4 corner of said Section 34;
Thence leaving said Right of Way N01°31'05"E 27.53 feet;
Thence N63°28'45"E 35.63 feet;
Thence N01°45'00"W 80.90 feet;
Thence N01°22'16"E 495.08 feet;
Thence S88°30'29"E 279.16 feet;
Thence S01°34'26"W 620.25 feet to a point on said North Right of Way;
Thence along said Right of Way N88°28'55"W 304.12 feet to the Point of Beginning.
Containing 3.98 Acres more or less as described.
County of Montrose, State of Colorado

ZONE R-3A:
A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°20'37"E 719.43 feet from the S1/4 corner of said Section 34;
Thence the following four courses along said Right of Way;
1. 18.40 feet along the arc of a curve to the left with a radius of 960.00 feet, an interior angle of 01°05'53" and a chord of N87°34'02"E 18.40 feet;
2. N87°01'06"E 131.74 feet;
3. 81.68 feet along the arc of a curve to the right with a radius of 1040.00 feet, an interior angle of 04°29'59" and a chord of N89°16'05"E 81.66 feet;
4. S88°28'55"E 355.86 feet;
Thence leaving said North Right of Way S01°32'16"W 13.56 feet;
Thence N88°39'08"W 337.73 feet;
Thence N88°32'17"W 249.41 feet to the Point of Beginning.
Containing 0.16 Acres more or less as described.
County of Montrose, State of Colorado

DATE	REVISIONS
06/29/23	ADJUSTING ZONING BOUNDARY
10/09/23	ADJUSTING ZONING BOUNDARY

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) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

FIELD BOOK:	DRAWN BY: DCC/PJI	DATE: 2023-10-09	TITLE: OSPREY ZONING EXHIBIT
SHEET: 1 of 1	FILE: 23016V_ZONING	JOB NO.: 23016	TYPE: EXHIBIT
			CLIENT: CITY OF MONTROSE
			ADDRESS & PHONE:

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

(A) *Permitted uses*. Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.

(B) *Conditional uses*. Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:

(1) The use will not be contrary to the public health, safety, or welfare.

(2) The use is not materially adverse to the City's Comprehensive Plan.

(3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.

(4) The use is compatible with existing uses in the area and other allowed uses in the district.

(5) The use will not have an adverse effect upon other property values.

(6) Adequate off-street parking will be provided for the use.

(7) The location of curb cuts and access to the premises will not create traffic hazards.

(8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.

(9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.

(C) *Principal uses*. The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.

(D) *Accessory uses*. Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:

(1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.

(2) An accessory use shall be operated and maintained under the same ownership as the permitted use.

(3) An accessory use shall be located on the same lot as a principal use.

(E) *Temporary Use Permits.*

(1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.

(2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use

will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

(3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.

(4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

(1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.

(2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:

(a) The appeal must be made in writing and filed within 30 days of the decision being appealed.

(b) The City Council shall consider he appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.

(c) The City Council shall approve or deny the appeal.

(d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
COMMERCIAL USES										
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									
Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
INSTITUTIONAL USES										
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C

Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
RECREATIONAL USES										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
RESIDENTIAL USES										
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				[1]				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
UTILITIES AND TELECOMMUNICATION FACILITIES										
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C
OTHER USES										
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T

Legend: Use Type
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

[1] Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)

ORDINANCE NO. 2647

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE OSPREY ADDITION.

WHEREAS, a petition for the annexation of a tract of land known as the **Osprey 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 **OSPREY 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 7th day of November, 2023, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks Building, Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 7th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE CITY SEAL COLORADO

INTRODUCED, READ and ADOPTED on second reading this 14th day of November, 2023.

_____
Barbara Bynum, Mayor

ATTEST:

_____
Lisa DelPiccolo, City Clerk

EXHIBIT A

Legal Description

Tract 1:

Lot 1, Replat K, Hollenbeck Exemption as shown on the Plat recorded September 27, 1988 in Plat Book 12 at Page 805, situated in SE1/4 SW1/4SE1/4 Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado,

Except that portion as conveyed to City of Montrose, a Colorado home rule municipal corporation in deed recorded June 5, 2014 at Reception No. 856357, described as follows:

A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:
Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51 16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest comer of said SE1/4SW1/4SE1/4;
Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;
Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;
Thence S88°32'17"E, along said South line, 249.41 feet;
Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE.1/4;
Thence N01 °32' 16"E, along the said East line, 13.56 feet;
Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angel of 04°29'59";
Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;
Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,
County of Montrose, State of Colorado.

Tract 2:

A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:

Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51 16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest comer of said SE1/4SW1/4SE1/4;

Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;

Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;

Thence S88°32'17"E, along said South line, 249.41 feet;

Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE.1/4;

Thence N01°32' 16"E, along the said East line, 13.56 feet;

Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angel of 04°29'59";

Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;

Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,
County of Montrose, State of Colorado.

ORDINANCE NO. 2648

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE OSPREY ADDITION AS A "P," PUBLIC DISTRICT, AN "R-4", HIGH DENSITY DISTRICT, AND AN "R-3A", MEDIUM HIGH DENSITY DISTRICT.

WHEREAS, the **Osprey 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 **Osprey Addition,** according to the Official Annexation Map thereof, as a "P," Public District, an "R-4", High Density District, and an "R3-A", Medium High Density District as shown on **Exhibit A**, attached hereto.

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 7th day of November, 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 7th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE CITY SEAL COLORADO

INTRODUCED, READ and ADOPTED on second reading this 14th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

ZONING BOUNDARY DESCRIPTIONS:

ZONE P:

A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°07'48"E 653.58 feet from the S1/4 corner of said Section 34;
Thence N01°22'16"E 634.83 feet;
Thence S88°30'29"E 375.89 feet;
Thence S01°22'16"W 495.08 feet;
Thence S01°45'00"E 80.90 feet;
Thence S63°28'45"W 35.63 feet;
Thence S01°31'05"W 27.53 feet to a point on said North Right of Way;
Thence the following five courses along said Right of Way;
1. N88°28'55"W 56.14 feet;
2. 81.68 feet along the arc of a curve to the left with a radius of 1040.00 feet, an interior angle of 04°29'59" and a chord of S89°16'05"W 81.66 feet;
3. S87°01'06"W 131.74 feet;
4. 18.40 feet along the arc of a curve to the right with a radius of 960.00 feet, an interior angle of 01°05'53" and a chord of S87°34'02"W 18.40 feet;
5. N88°32'17"W 65.90 feet to the Point of Beginning.
Containing 5.39 Acres more or less as described.
County of Montrose, State of Colorado

ZONE R-4:

A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°06'40"E 1002.60 feet from the S1/4 corner of said Section 34;
Thence leaving said Right of Way N01°31'05"E 27.53 feet;
Thence N63°28'45"E 35.63 feet;
Thence N01°45'00"W 80.90 feet;
Thence N01°22'16"E 495.08 feet;
Thence S88°30'29"E 279.16 feet;
Thence S01°34'26"W 620.25 feet to a point on said North Right of Way;
Thence along said Right of Way N88°28'55"W 304.12 feet to the Point of Beginning.
Containing 3.98 Acres more or less as described.
County of Montrose, State of Colorado

ZONE R-3A:
A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°20'37"E 719.43 feet from the S1/4 corner of said Section 34;
Thence the following four courses along said Right of Way;
1. 18.40 feet along the arc of a curve to the left with a radius of 960.00 feet, an interior angle of 01°05'53" and a chord of N87°34'02"E 18.40 feet;
2. N87°01'06"E 131.74 feet;
3. 81.68 feet along the arc of a curve to the right with a radius of 1040.00 feet, an interior angle of 04°29'59" and a chord of N89°16'05"E 81.66 feet;
4. S88°28'55"E 355.86 feet;
Thence leaving said North Right of Way S01°32'16"W 13.56 feet;
Thence N88°39'08"W 337.73 feet;
Thence N88°32'17"W 249.41 feet to the Point of Beginning.
Containing 0.16 Acres more or less as described.
County of Montrose, State of Colorado

CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: November 14, 2023
RE: Bluff Harbor Lot Addition Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: 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. City Council will consider all of the information in this memo in making a decision.

Application Background:
The Bluff Harbor Lot Addition is a proposed annexation approximately 0.72 acres in size. The parcel is located along Juniper Road, across from the intersection with El Camino Real Road. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and the Menoken Water Service Area. Annexation of this property will allow for connection to City utilities. An Annexation Agreement is required.

Proposed Zoning: "MHR" Manufactured Housing Residential District

Applicant: Michael Nichols and Sabely Nichols

Proposed schedule:

June 19:	Council Work Session Overview
October 3:	Council Resolution to set a hearing date
October 25:	Planning Commission zoning hearing
November 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
November 14:	2nd reading of annexation and zoning ordinances

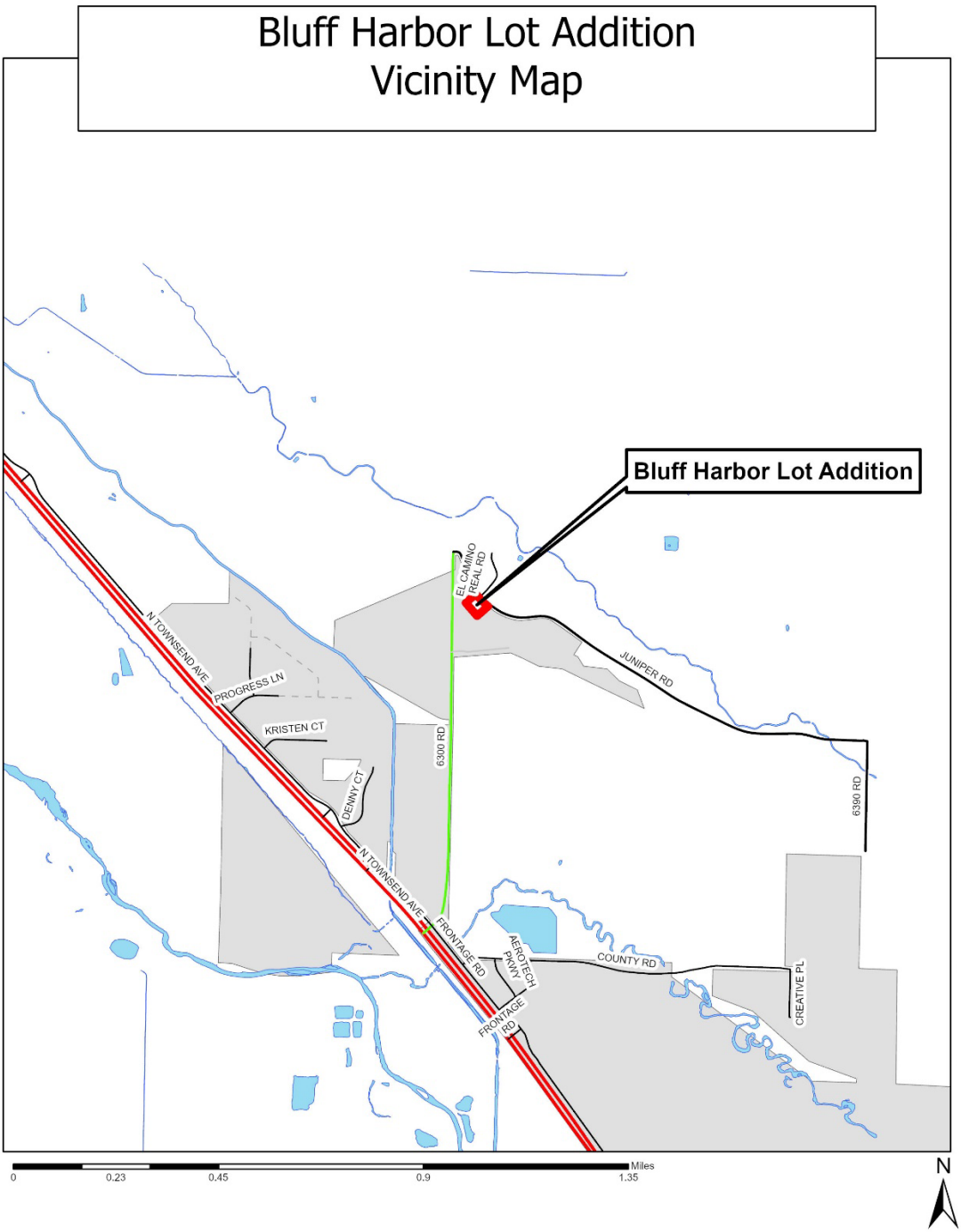
Staff Analysis:

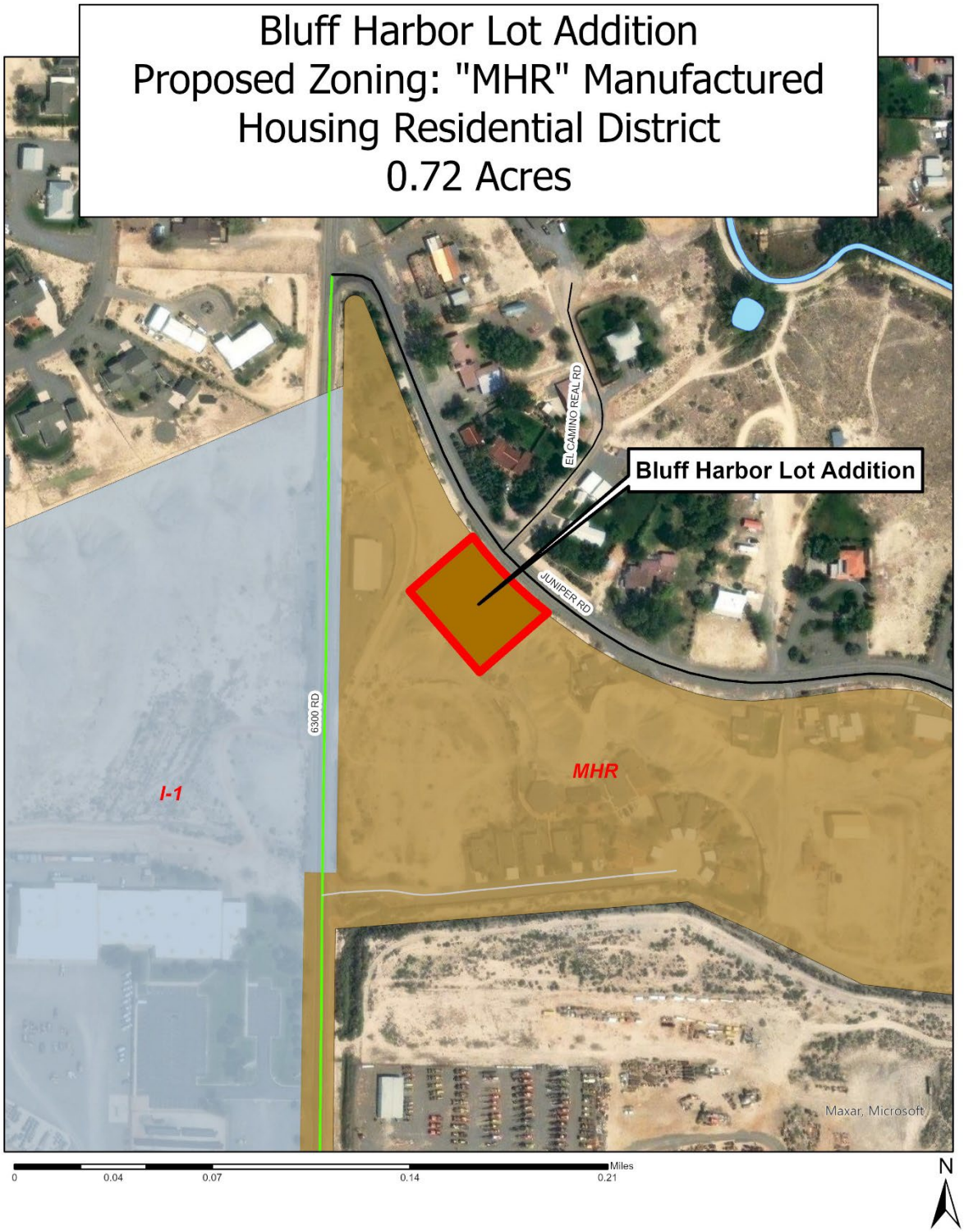
1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
    a. Municipal Code, Section, 11-7-12 (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 11-7-5: The "MHR" Manufactured Housing Residential District is intended to provide a suitable environment for single-family conventional and mobile homes and is designed to allow a high density of single-family residences and related 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 “MHR” Manufactured Housing Residential District, and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Bluff Harbor Lot Addition as Employment Center. This district is intended to encourage the development of planned light industrial, office, and business parks, as well as to identify locations for medium industrial uses such as manufacturing, warehousing and distributing, and indoor and outdoor storage. This district is also intended to accommodate secondary uses that complement and support the primary workplace uses, such as hotels, restaurants, convenience shopping, childcare, and housing.
5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.

6. The “MHR” zoning does not appear to be adverse to the public health, safety and welfare.
7. Planning Commission made a unanimous recommendation to approve the zoning designation as presented.

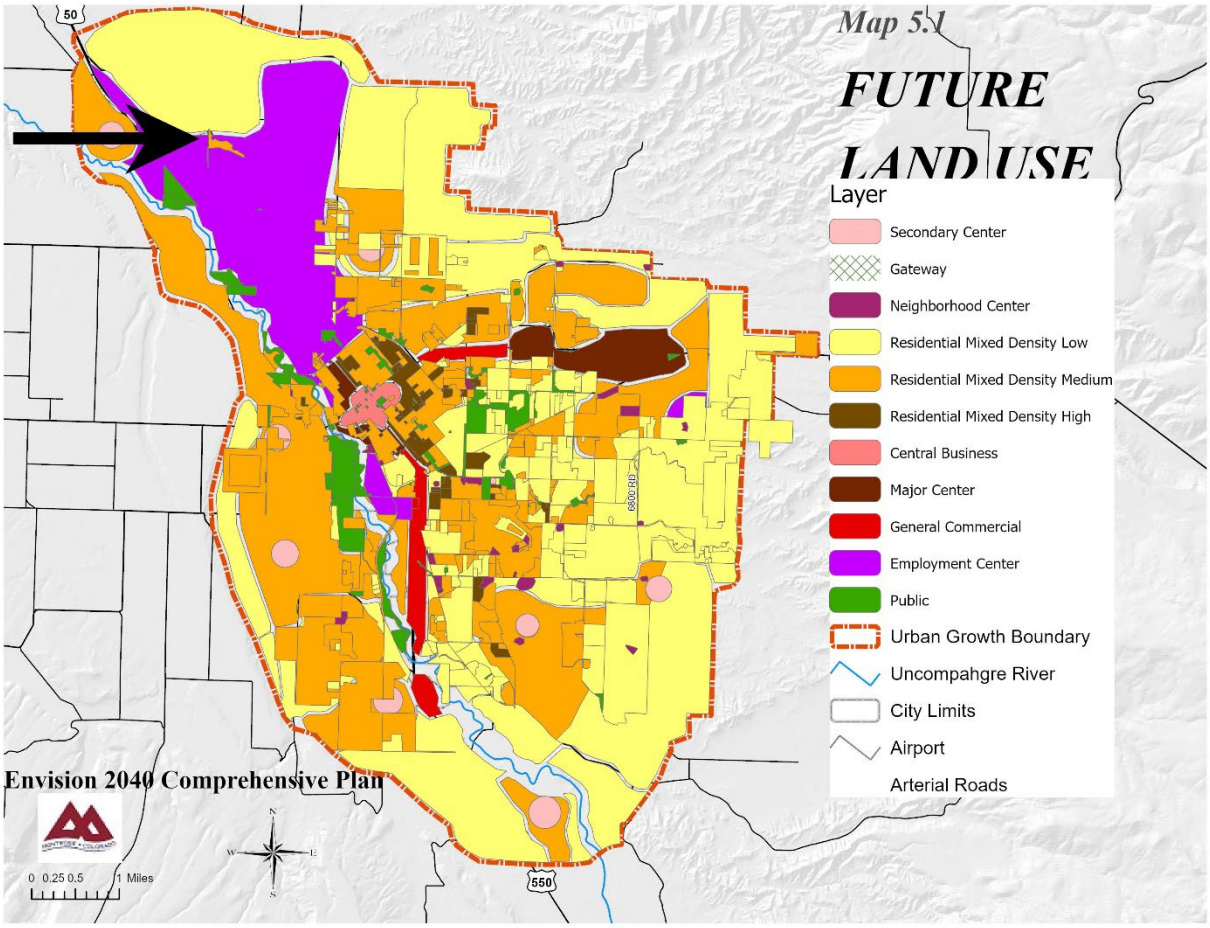
Staff Recommendation:
Staff recommends approval of the annexation and the “MHR” Manufactured Housing Residential District designation.

EXHIBIT A: Maps




Bluff Harbor Lot Addition
Proposed Zoning: "MHR" Manufactured Housing Residential District
0.72 Acres
Bluff Harbor Lot Addition
EL CAMINO REAL RD
JUNIPER RD
6300 RD
I-1
MHR
Maxar, Microsoft
0
0.04
0.07
0.14
0.21
Miles
N

Comprehensive Plan Future Land Use Map

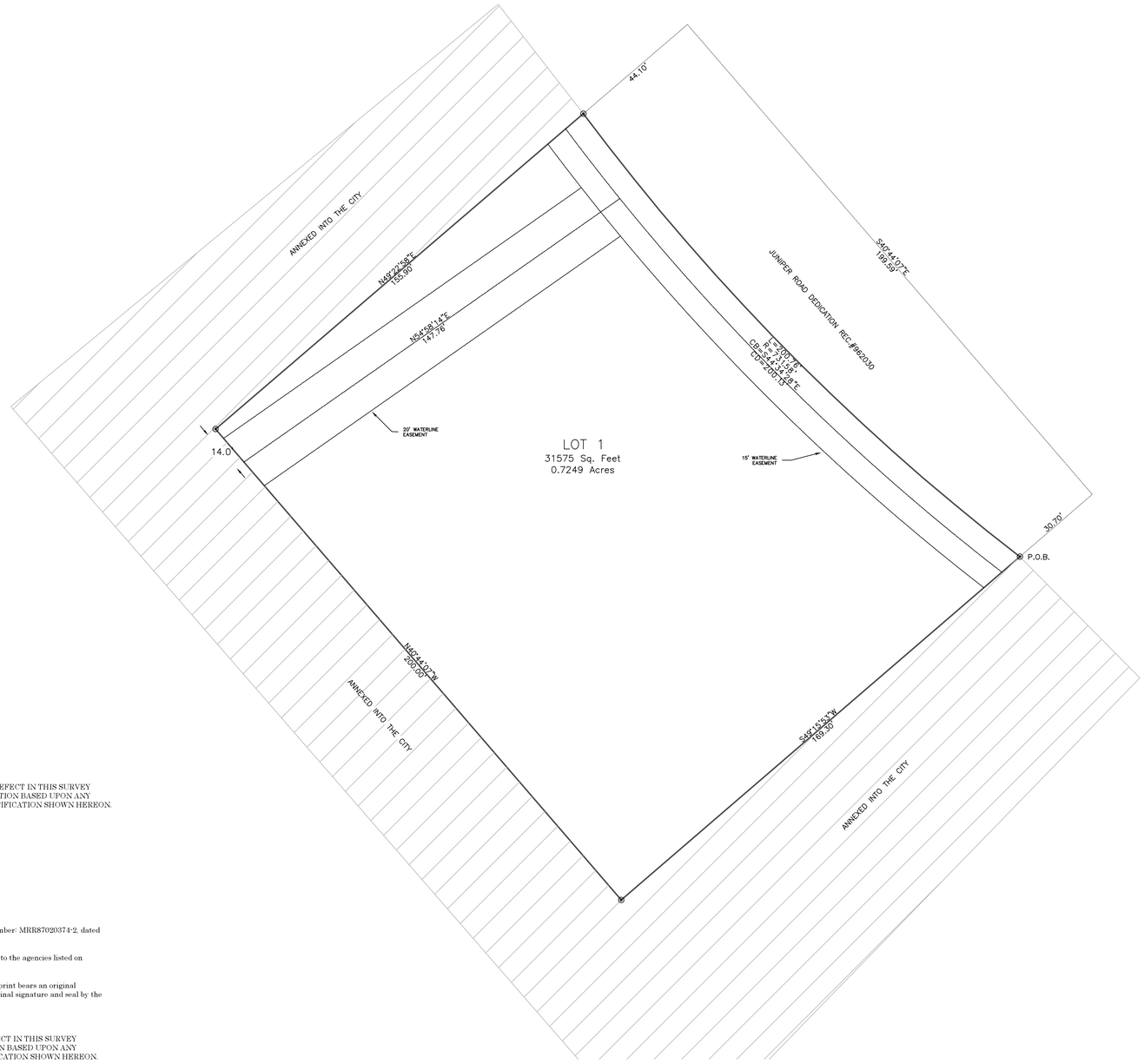


BLUFF HARBOR LOT ADDITION
LOCATED IN THE SW¼ OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF MONTROSE, STATE OF COLORADO

VICINITY MAP



N.T.S.



CITY LIMITS

TOTAL PERIMETER = 725.96 FEET
PERIMETER CONTIGUS TO CITY LIMITS = 525.20 FEET

NOTICE 13-80-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

GENERAL NOTES:

This survey was performed with the benefit of a title commitmentand by Land Title Guarantee Company, Order Number: MRR87020374-2, dated 12/28/2021 and does not constitute a title search by Steven A. Yelton or Rocky Mountain Surveying, LLC.

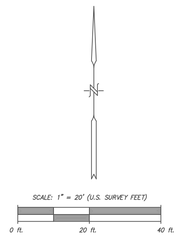
Surveyor's certifications hereon shall run only to the person(s) for whom this survey was prepared and on his behalf to the agencies listed on this/these sheet(s). Surveyor's certifications are not transferable to additional institutions or subsequent owners.

No guarantee as to the accuracy of the information contained within this plat is either stated or implied unless this print bears an original signature and seal of the Professional Land Surveyor hereon named. Only prints of this survey marked with an original signature and seal by the Surveyor named hereon shall be considered true, valid copies.

NOTICE 13-80-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ANNEXATION DESCRIPTION

PART OF THE NW¼ SW¼ OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF JUNIPER ROAD, PER PLAT RECORDED AT RECEPTION NUMBER 962030; WHENCE THE SOUTHWEST CORNER OF SECTION 8 IN TOWNSHIP 49 NORTH, RANGE 9 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN BEARS SOUTH 15°35'28" WEST 1454.35 FEET; THENCE SOUTH 49°15'53" WEST A DISTANCE OF 169.30 FEET; THENCE NORTH 40°44'07" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 49°22'58" EAST A DISTANCE OF 155.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF JUNIPER ROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 200.76 FEET, RADIUS OF 731.58 FEET AND A CHORD OF SOUTH 44°34'28" EAST A DISTANCE OF 200.13 FEET TO THE POINT OF BEGINNING, COUNTY OF MONTROSE, STATE OF COLORADO:



⊙ - INDICATES FOUND MONUMENT ALC 12180

Mayor's Certificate

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____adopted on the _____day of _____ 2023, annexed the property hereon to the City of Montrose.

_____
Mayor

Attest:_____
City Clerk

Recorder's Certificate

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____ __.m. on the_____ day of_____, 20____, Reception No ._____.

_____, by_____
County Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Steven A. Yelton, a Registered Land Surveyor in the State of Colorado, do hereby certify Bluff Harbor Lot Addition Annexation map was prepared under my direct supervision.

STEVEN A. YELTON PLS. # 33645
DATE: 9-18-23 _____

ROCKY MOUNTAIN SURVEYING, LLC
2816 PRIMROSE COURT
MONTROSE, COLORADO 81401
(970)964-6105

DATA FILE NAME: 2212
DRAWN BY: SY

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

(A) *Permitted uses*. Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.

(B) *Conditional uses*. Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:

(1) The use will not be contrary to the public health, safety, or welfare.

(2) The use is not materially adverse to the City's Comprehensive Plan.

(3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.

(4) The use is compatible with existing uses in the area and other allowed uses in the district.

(5) The use will not have an adverse effect upon other property values.

(6) Adequate off-street parking will be provided for the use.

(7) The location of curb cuts and access to the premises will not create traffic hazards.

(8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.

(9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.

(C) *Principal uses*. The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.

(D) *Accessory uses*. Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:

(1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.

(2) An accessory use shall be operated and maintained under the same ownership as the permitted use.

(3) An accessory use shall be located on the same lot as a principal use.

(E) *Temporary Use Permits.*

(1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.

(2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use

will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

(3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.

(4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

(1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.

(2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:

(a) The appeal must be made in writing and filed within 30 days of the decision being appealed.

(b) The City Council shall consider he appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.

(c) The City Council shall approve or deny the appeal.

(d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
COMMERCIAL USES										
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									
Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
INSTITUTIONAL USES										
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C

Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
RECREATIONAL USES										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
RESIDENTIAL USES										
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				[1]				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
UTILITIES AND TELECOMMUNICATION FACILITIES										
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C
OTHER USES										
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T

Legend: Use Type
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

[1] Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

ORDINANCE NO. 2649

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE BLUFF HARBOR LOT ADDITION.

WHEREAS, a petition for the annexation of a tract of land known as the **Bluff Harbor Lot 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 **BLUFF HARBOR LOT 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 7th day of November, 2023, at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 7th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE CITY SEAL COLORADO

INTRODUCED, READ and ADOPTED on second reading this 14th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

Legal Description

A tract of land in the NW1/4SW1/4 of Section 8, Township 49 North, Range 9 West, of the New Mexico Principal Meridian, being more particularly described as follows:

Beginning at a point on the Southerly right of way of Juniper Road, whence the SW Corner of said Section 8 bears South 15° 35' 28" West a distance of 1,454.35 feet;
THENCE South 49° 15' 53" West a distance of 169.30 feet;
" North 40° 44' 07" West a distance of 200.00 feet;
" North 49° 22' 58" East a distance of 155.90 feet to the Southerly right of way of Juniper Road;
" along said right of way, along a curve to the left having a length of 200.76 feet, radius of 731.58 feet and a chord of South 44° 34' 28" East a distance of 200.13 feet to the point of beginning, County of Montrose, State of Colorado.

As known by street and number as: TBD JUNIPER Road
Montrose, CO 81401

ORDINANCE NO. 2650

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE BLUFF HARBOR LOT ADDITION AS AN "MHR," MANUFACTURED HOUSING RESIDENTIAL DISTRICT.

WHEREAS, the **Bluff Harbor Lot 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 **Bluff Harbor Lot Addition,** according to the Official Annexation Map thereof, as an "MHR," Manufactured Housing Residential 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 7th day of November, 2023, at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 7th day of November, 2023.

Barbara Bynum, Mayor

CITY OF MONTROSE CITY SEAL COLORADO

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 14th day of November, 2023.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: Jace Hochwalt, Planning Manager
DATE: November 14, 2023
RE: Professional Service Agreement For Phase 2 Land Development Code Updates

ATTACHMENTS:

- Exhibit A: Proposed Professional Service Agreement with Plan Tools, LLC

City Council Consideration

City staff is seeking approval from the City Council to sign into professional services agreement with Plan Tools, LLC. The service agreement is in the amount of $105,000 and specific to Phase 2 code updates of the Land Development Regulations (Title 11) of the Montrose Municipal Code. This agreement and the associated work are expected to run through December of 2024.

Project Background:

Plan Tools, LLC performed professional planning services with the City of Montrose in 2022 and 2023 as it related to code consolidation efforts (referred to as Phase 1 code updates) in which the Land Development Regulations section (Title 11 of the Montrose Municipal Code) was consolidated for the purposes of modernization and elimination of redundancy. With those consolidation efforts now complete, staff is again seeking contracted help from Plan Tools, LLC to continue the code update efforts to eliminate ambiguity in the code and update the code to align with the Comprehensive Plan.

Phase 1 code updates were very specific to consolidation and elimination of redundancy. Because Land Development code references were scattered throughout multiple titles of the Municipal Code and Regulations manual, and the code was in need of a major overhaul, staff and the consultant team felt that breaking the project up into phases was the most appropriate strategy. With that approach, staff and the consulting team proposed few substantive changes

as part of the Phase 1 code updates. However, with Phase 2, more substantive changes will be proposed, with additional outreach and education to the public being provided.

Code Update Strategy & Cost:
The City received an Innovative Housing Planning (IHOP) grant in the Spring of 2022 through the Colorado Department of Local Affairs (DOLA), which is a grant that specifically focuses on the implementation of affordable housing strategies such as expedited development review, accessory dwelling unit (ADU) uses by right, and the accommodation of "missing-middle" housing in more locations/zone districts. This grant was used to fund the recent Housing Needs Assessment. Staff is recommending that a majority of that remaining grant funding be utilized as part of this proposed service agreement for code updates specifically focused on housing, as discussed at the October 11 City Council retreat.

The recommendation for this proposed service agreement is that the proposed code amendments be split into two subphases, referred to as Phase 2a and Phase 2b. Phase 2a code updates will be specific to the IHOP grant and housing related updates. Phase 2b code updates will be non-housing related, and specific to modernizing the code and aligning it with the Comprehensive Plan. The reasoning for this separation is for ease of billing and reimbursement via the IHOP grant, as well as prioritizing the City's commitment to affordable housing. A generalized scope of work can be found in Exhibit A of the attached Professional Service Agreement.

The proposed contract is in the amount of $105,000. A majority of this amount is expected to be spent in 2024 ($100,000 of which is proposed in the 2024 budget). Because of the large scope of work, the code update process is expected to run through December of 2024. Phase 2a of the project would begin immediately after the contract is approved and run until approximately September of 2024, and Phase 2b of the project would begin in the Spring of 2024 and run through December of 2024. This is further reflected in Exhibit C of the attached professional service agreement.

PROFESSIONAL SERVICES AGREEMENT
Montrose Development Code Update: Phase 2

This Agreement is made and entered into this ___ day of November, 2023, by and between the City of Montrose ("City"), whose address is 400 E. Main Street, Montrose, Colorado 81401, and Plan Tools, LLC ("Plan Tools"), whose address is 601 N. Cleveland Avenue, # 7202, Loveland, CO 80537, collectively referred to herein as the "Parties."

In consideration of the mutual covenants and obligations herein expressed, it is agreed by the parties as follows:

1. Employment of Professional.

A. Plan Tools is a qualified professional planning firm having the capability and experience to provide the services required by this Agreement.

B. The City desires to engage Plan Tools to perform the services described in this Agreement.

2. Scope of Services. Plan Tools shall complete the tasks and provide the deliverables specified on **Exhibit A** attached hereto and fully incorporated herein by this reference.

3. Independent Contractor.

A. Plan Tools shall perform said services in its own way in the pursuit of its independent calling and not as an employee of the City, and shall be solely responsible for the means and methods and the proper performance of the services in compliance with the terms, requirements, and specifications of this Agreement. Plan Tools and any persons employed or retained by Plan Tools for the performance of services hereunder shall be independent and not employees or agents of the City. The Parties understand that Plan Tools is not entitled to worker's compensation benefits or unemployment compensation benefits from the City and is obligated to pay federal and state income tax on any monies earned pursuant to this agreement.

B. Plan Tools shall have the right to employ or retain such assistance as may be required for the performance of services under this Agreement. Plan Tools shall be solely responsible for the compensation, insurance, taxes, withholding, and all clerical detail pertaining to such assistance.

C. Plan Tool's services shall be in accordance with the prevailing standard of practice normally exercised in the performance of professional services of a similar nature in Colorado.

4. Compensation.

A. In consideration of services to be performed pursuant to this Agreement, City agrees to pay Plan Tools on a time and reimbursable direct cost basis in accordance with this Paragraph and the Fee Schedule, attached hereto as **Exhibit B** and fully incorporated herein by this reference. In no event shall Plan Tools be compensated in excess of $105,000, inclusive of

reimbursable expenses, without first seeking and obtaining written approval from City for such excess.

B. Direct Personnel Expenses. City shall make payments directly to Plan Tools within thirty (30) days after City's receipt and approval of the monthly Plan Tools invoice for services completed.

C. Reimbursable Expenses. Reimbursable Expenses include expenses incurred by Plan Tools and Plan Tools subconsultants in the interest of the Project, including (i) expenses in connection with travel, and (ii) Project materials, copying and related expenses.

5. Term and Termination.

A. This Agreement shall commence upon execution by the Parties and shall continue in force until completion of the Project.

B. Either Party may terminate this Agreement upon thirty (30) calendar days' notice for any reason or no reason. Upon termination, Contractor shall be paid for services performed through the effective date of termination.

6. Insurance.

A. For the duration of this Agreement, Plan Tools shall procure and maintain at its own cost, commercial general liability insurance coverage with limits of $1,000,000 per occurrence and $2,000,000 aggregate.

B. For the duration of this Agreement, Plan Tools shall procure and maintain at its own cost, professional liability insurance coverage with limits of $1,000,000 per claim and aggregate.

C. Certificates of insurance shall be supplied to the City by Plan Tools upon request.

7. Project Schedule. The services to be performed pursuant to this Agreement shall be accomplished under the Project Schedule in **Exhibit C**.

8. Entire Agreement; Amendments. This Agreement contains all agreements, understandings, and arrangements between the Parties, and no other such agreements, understandings, and arrangements exist. This Agreement may be amended only by the mutual written agreement of the Parties. This Agreement may be amended only by the mutual written agreement of the Parties.

9. Severability. The provisions of this Agreement shall be deemed to be severable, and if any term, phrase or portion of the Agreement shall be determined unlawful or otherwise unenforceable, the remainder of the Agreement shall remain in full force and effect, so long as the clause severed does not affect the intent of the parties.

10. No Waiver of Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the City, its officials, employees, contractors, or agents, or any person acting on behalf of the City and, in

particular, governmental immunity afforded or available pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.

11. **Applicable Law**. This Agreement shall be construed pursuant to the laws of the State of Colorado. Jurisdiction and venue for any action to enforce or otherwise interpret this Agreement shall be proper and exclusive in the District Court for Montrose County, Colorado. In any litigation arising under this Agreement, the prevailing Party shall be entitled to its reasonable attorney fees and court costs.

IN WITNESS THEREOF, this Agreement is executed by the City, and by Plan Tools, acting by and through the undersigned, each of whom represents he or she is properly authorized to bind the Parties hereto, as of the day and year first set forth above.

CITY OF MONTROSE

By: _____
William Bell, City Manager

ATTEST: _____
City Clerk

PLAN TOOLS LLC

By: _____

Martin Landers, Manager

Exhibit A: Scope of Work

General Approach:

- Review all 16 Comprehensive Plan Action Items associated with City land development codes, determine which will be addressed during Phase 2, and update LDR accordingly in coordination with City staff
- Review recently completed Housing Needs Assessment and address recommendations for code changes, potentially consider DOLA's fifteen HB 21-1271 qualifying strategies, and update LDR accordingly in coordination with City staff
- Address City staff priorities discussed during April 3 2023 work session, as well as any remaining City staff priorities not completed during Phase 1, and update LDR accordingly in coordination with City staff
- Assist City staff with community engagement throughout the project, including public open house events and Planning Commission/City Council work sessions and meetings/hearings; provide associated support with project website updates and meeting exhibit preparation. Four (4) trips budgeted; all other meeting to be via videoconference call.
- Begin with code updates and community engagement associated with DOLA IHOP grant (Phase 2a) followed by non-IHOP/additional community engagement (Phase 2b)
  Note: Phase 2a items highlighted in *italics* below

Chapter 1: General Provisions

- No revisions are anticipated for this Chapter

Chapter 2: Planning Commission

- No revisions are anticipated for this Chapter

Chapter 3: Historic Preservation

- No revisions are anticipated for this Chapter

Chapter 4: Development Review Procedures

- *General: Ensure that all development review procedures support a timely and reasonable development review process, in accordance with Comprehensive Plan Actions LU 1.1 and 2.2*
- *Section 11-4-2*
  - *Review Table 4.1 and consider streamlining the approval process where possible, e.g., eliminating Planning Commission and/or or City Council meetings and/or hearings where possible in favor of administrative approvals*
- *Section 11-4-3 (D): Revisit timelines for noticing requirements*
- *Consider codifying Prop 123 exemption for 90 Day "fast track process" with conditions for variables that won't conflict w/ state statute.*

Exhibit A: Scope of Work

Chapter 5: Land Subdivision

- General: Revise the subdivision regulations as needed to provide adequate off-site infrastructure, improvements and connections and trails within and between developments, in accordance with Comprehensive Plan Action TM 2.1
- General: Address issue of two zone districts on one lot and when to require subdivision
- Section 11-5-3: Address minor subdivision triggers and scenarios, e.g., farmhouse enclave
- Section 11-5-9
  - Continue to require land dedications for parks and/or open space in residential areas, in accordance with Comprehensive Plan Action PTOS 4.8
  - Review the current school land fee in lieu policies to track with current land values and update the fee if land values have increased by 10% or more over the existing calculation, in accordance with Comprehensive Plan Action EO 4.3
  - Review school land dedication calculations w/ local school district officials.
  - Review the parks and open space land and fee-in-lieu calculations
    - Address in what zone districts park land dedication is required
    - Consider reducing parks in lieu payment to incentivize multi-family development
    - Clarify what constitutes open space; address who benefits – private property owners vs. general public – for purposes of meeting public land dedication or fee-in-lieu calculations; cross-reference with PD section (11-7-8)
- Section 11-5-12: Review 2 - year warranty provision; ties into open space requirements
- Section 11-5-13: Add a rural road standard or variance instead of solely relying on a PD process when there is a street standard deviation request, e.g., Grand Junction TED's exception

Chapter 6: Floodplain Management

- No revisions are anticipated for this Chapter

Chapter 7: Zoning

- *General: Update the zoning regulations to promote and incentivize housing that is attainable to a variety of residents, and ensure a variety of housing types are defined and allowed in appropriate locations, in accordance with Comprehensive Plan Action HN 1.2*
- *General: Consider redefining existing zoning to allow for higher densities to increase the supply of workforce housing, in accordance with Comprehensive Plan Action HN 2.3*
- *Section 11-7-5: Assess and update this section where appropriate to reflect mixing of uses, in accordance with Comprehensive Plan Action LU 2.3*
- *Section 11-7-5 (A)*
  - *Consider consolidating the R5 and R6 zone districts into the R6 district, per recommendation of the Housing Needs Assessment*
  - *Consider consolidating the R1A and R1B zone districts into the R1B district, per recommendation of the Housing Needs Assessment*

- Section 11-7-6 (E). Create a chart that details the range of temporary uses, where allowed, and for what duration. Consider including mobile vendor and either cross-referencing or eliminating mobile vendor permit in the Montrose Regulations Manual.
- Sections 11-7-6 (G) and (H)
    - Incorporate specific temporary uses updated in Sec. 11-7-6 (E)
    - Identify where EV charging stations should be located
    - Identify where solar farms and solar facilities should be located
    - Identify where glamping and yurts should be located
    - *Identify where (RV) travel homes, travel home parks, and travel home parking/storage are allowed*
    - *Consider changing single family dwelling and multi-family dwelling from a conditional use to a permitted use in the P zone*
    - *Consider changing multifamily dwelling from a conditional use to a permitted use in the OR zone*
    - *Consider allowing ADUs in Single-Family Districts: R1, R1A and R1B and R2, per recommendation of the Housing Needs Assessment*
    - *Consider allowing ADUs in Medium to High Density Districts (R3, R3A, R4, R5, and R6) per recommendation of the Housing Needs Assessment*
    - *Consider allowing duplexes in the R2 district, per recommendation of the Housing Needs Assessment*
    - *Consider allowing triplexes in the R3 district, per recommendation of the Housing Needs Assessment*
    - *Consider allowing triplexes and quadplexes in the R3 and R3A district, per recommendation of the Housing Needs Assessment*
    - *Consider allowing modular housing in all zone districts, per recommendation of the Housing Needs Assessment*
    - *Reassess appropriate zone districts for mobile homes, manufactured homes and modular homes, in accordance with Comprehensive Plan Action LU 2.4*
    - Review all listed uses and determine appropriateness of classification in zone district(s) as a permitted, conditional, or prohibited use
- Section 11-7-7
    - Consider reducing setback requirements for buildings abutting open space or golf course
    - Add setback requirements for residential uses in commercial districts
    - Consider increasing garage setbacks to be more than 15’
    - Clarify/reconsider setbacks for sheds and accessory structures
    - Add additional provisions regarding measurements and exceptions, including calculation of residential building height
    - *Consider allowing higher density within medium density zoning districts, per recommendation of the Housing Needs Assessment*
    - *Consider allowing higher density within the R4 district, per recommendation of the Housing Needs Assessment*

- *Consider allowing higher density in the MHR zone district for tiny homes if replacing a non-conforming manufactured home, per recommendation of the Housing Needs Assessment*
- *Consider establishing a minimum density standard in the R-3, R-3A, R4, R5 and R6 zone districts, per recommendation of the Housing Needs Assessment*

- Section 11-7-8
  - *Update PD regulations after discussing current regulations; what they are and what they are not.*
  - *Determine whether two or more residential buildings on a lot should require a PD*
  - Address density and how it is calculated in a PD
    - Determine what qualifies for meeting the 20% open space requirement; consider changing to "useable open space".
    - Address who benefits – private property owners vs. general public – for purposes of meeting public land dedication or fee-in-lieu calculations; cross-reference with Section 11-5-9
    - Determine whether an applicant can/should provide a payment-in-lieu for the portion of PD open space that does not meet the 20% requirement
- *Section 11-7-9*
  - *Expand and update the REDO district to include mixed use development, in accordance with Comprehensive Plan Action LU 5.1*
  - *Update REDO process - make it more user friendly and understandable, and clarify that internal units are ADUs, too (some of this has been drafted)*
  - *Revise ADU provisions to reduce barriers to development for workforce housing*
- Section 11-7-10
  - Revise this section to encourage new development along the river while preserving its natural character, in accordance with Comprehensive Plan Action LU 4.1
  - Continue to provide open space for wildlife migration corridors and recreation access where feasible, in accordance with Comprehensive Plan Action HE 4.6
  - Fine tune content and how to utilize the Uncompahgre River Buffer Overlay Zone.
  - Address urban deer and wildlife

Chapter 8: Site Development

- General: Revise the site development regulations as needed to provide adequate improvements and connections and trails within and between developments, in accordance with Comprehensive Plan Action TM 2.1
- General: Continue to encourage water conservation measures through the site development process, in accordance with Comprehensive Plan Action HE 7.4
- General: Implement defensible space for Wildland Urban Interface, in accordance with the Comprehensive Plan's Multi-Jurisdictional Hazard Mitigation Plan Action MC 11-2009
- Section 11-8-1
  - Consider allowing exemptions from site plan for minor buildings on sites that have already been approved for primary buildings

        - Consider additional exceptions based on what should trigger site development review, e.g., pole barns vs coffee shop (traffic stacking issues). Both are small structures but with vastly different site plan implications.
    - Specify conditions of approval for site development agreements/maintenance covenants, whether they need to be recorded, or provide an alternative process that requires less administrative time

- Section 11-8-3
    - Update parking regulations in the downtown area to provide improved pedestrian access to downtown businesses, in accordance with Comprehensive Plan Action TM 5.1
    - Determine why a hospital requires less off-street parking than a medical clinic
    - Consider including a parking setback standard
    - Review parking space sizes
    - Clarify that a parking space in front of a garage counts as a parking space in addition to the parking space in a garage
- Sec. 11-8-8: Highway corridor standards, determine whether these are working as intended and update as needed

Chapter 9: Outdoor Lighting

- No revisions are anticipated for this Chapter

Chapter 10: Signs

- General: Address issues raised by InDesign
- Section 11-10-2: Address requirement to have a permanent building on-site in light of off-premise sign provisions
- Section 11-10-4: Consider providing for City Manager-approved variances
- Section 11-10-5: Review and update coordinated sign plan provisions as needed
- Section 11-10-6: Eliminate primary/secondary sign distinction
- Section 11-10-7: Consider adding a maximum 50% coverage standard for window signs

Chapter 11: Supplementary Uses

- Section 11-11-4: Address magnesium chloride tanks
- *New Section 11-11-5: Consider adding a new section Accessory Dwelling Units specifying ADU provisions that increase allowance of ADU's, per recommendation of the Housing Needs Assessment*

Chapter 12: Adult Businesses

- Section 11-12-9: Update Adult Gaming provisions post-moratorium

Chapter 13: Mobile Homes and Travel Homes

- *Section 11-13-3: Relocate permit procedures to Section 11-13-2*
- *Section 11-13-2: Review and update relocated permit procedures as needed*
- *Section 11-13-4: Review and update permit process as needed*

- *Section 11-13-5: Determine whether City wants to encourage new mobile home park development and update standards accordingly*
- *Section 11-13-6: Determine whether City wants to encourage long-term travel home park occupancy (>30 days) and update accordingly*
- *Section 11-13-7: Review and update permit process as needed*
- *Section 11-13-8: Review and update permit process as needed*
- *Section 11-13-9: Determine whether City wants to encourage new travel home park development and update standards accordingly*
- *Section 11-13-10: Facilitate retention of existing mobile home parks with mechanism for incremental improvements*
- *General: Determine whether City wants to encourage tiny homes and add new sections accordingly, using state statute and Fountain example.*

Chapter 14: Wireless Communications

- Section(s) TBD: Include an exception for SCADA antennas

Chapter 15: Definitions

- *Section 11-15-10: Add definitions for all uses shown in Sections 11-7-6 (G) and (H)*
- Section 11-15-10: Define building height
- Section 11-15-10: Define EV charging stations
- Section 11-15-10: Define glamping and yurts
- Section 11-15-10: Define medical clinic
- Section 11-15-10: Define solar farms and solar facilities
- Section 11-15-10: Define useable open space
- General: Add/update/revise additional definitions as needed

EXHIBIT B: FEE SCHEDULE

1. For performing the professional planning services identified in Exhibit A, Scope of Services, City shall pay Plan Tools an amount not to exceed $105,000 (One Hundred and Five Thousand dollars), based on the following rate schedule:

PERSONNEL	RATE
Land Use Attorney	$225 per hour
Principal Planner	$150 per hour
Senior Planner	$125 per hour
Landscape Architect	$125 per hour
GIS Specialist	$100 per hour

2. City shall make monthly periodic progress payments for professional planning services. Compensation for professional planning services includes labor, overhead, profit and reimbursable expenses.

3. Although the parties recognize and accept the ordinary risks and/or benefits of a not-to-exceed fee structure, the parties agree to negotiate a Supplemental Agreement to adjust the not-to-exceed fee amount if there has been, or is to be, a material change in the: a) scope, complexity or character of the Services or the project, b) conditions under which the Services are required to be performed, or c) duration of the Services, if a change in the Schedule warrants such adjustment in accordance with the terms of this Agreement. If such material change is necessary, a Supplemental Agreement shall be negotiated and approved by the parties prior to initiating said material change.

4. Compensation for Additional Services, if any, shall be paid by City to Plan Tools either as a lump sum negotiated for any subsequent Supplemental Agreement, or on an hourly basis per the rate schedule above.

EXHIBIT C: PROJECT SCHEDULE

The services in Exhibit A: Scope of Services will be performed according to a schedule agreed upon by the City and Plan Tools. A basic timeline for the project is:

Phase 2a: IHOP Updates	November 2023 – October 2024
Phase 2b: Non-IHOP Updates	April 2024 – December 2024

CONTRACT AWARD CONSIDERATION

TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: October 30, 2023
RE: Niagara-Hillcrest Roundabout Construction Contract Award
CC: William Bell, Shani Wittenberg

Action

Consider the approval of $3,209,461.38 in expenditures for construction of the Niagara-Hillcrest Roundabout Project. This includes the award of a construction contract to Oldcastle SW Group, dba United Companies in the amount of $3,078,461.38, a survey and engineering support contract to Del-Mont Consultants in the amount of $111,000, and up to $20,000 in expenditures to Delta-Montrose Electric Association for street lighting within the project.

Background

As part of long-range traffic planning efforts and in response to neighborhood petitions, congestion, and safety issues experienced along the corridor, the City performed a traffic study of Hillcrest Drive from Main Street to Niagara Road back in 2016. This study recommended the installation of roundabouts at the intersections of Miami, Sunnyside, and Niagara as both the near- and long-term solution to these issues.

In response to these recommendations, the City completed the roundabout at Hillcrest and Sunnyside in 2016. The second roundabout at Miami and Hillcrest was completed several years later in 2019.

The Niagara and Hillcrest intersection is currently controlled as a four way stop. A recent traffic study for a nearby subdivision in 2021 indicated that the intersection was approaching capacity and would soon experience unacceptable levels of service during peak hours. In response to this, the City started on design of the roundabout in 2022 (incl. updated volume studies), completed necessary property acquisitions in 2023, and is now ready to construct the project.

An overview of the Niagara/Hillcrest project footprint is included as an attachment to this memo. Also included are drawings showing the below-ground utility work planned for the intersection. This includes irrigation supply infrastructure, sanitary sewer reconstruction within the project area and down to Mesa Avenue, storm sewer (including stormwater treatment manholes and replacement of the 4 foot diameter line that experienced failure in the spring of 2023), water, communications lines, undergrounding of overhead power, the installation of new street lights, and power/water services to the roundabout center island to allow for landscaping that can be lit during the holidays (similar to others on Hillcrest).

Project Bidding and Associated Expenditures

Construction of the Niagara-Hillcrest Roundabout Project was put out for bid on October 5th and bids were publicly received on October 26, 2023 from five contractors as summarized in Table 1 below. Bid totals presented include a 10 percent contingency.

TABLE 1
Summary of Bid Results

Contractor	Location	Bid Total
Oldcastle dba United Companies	Montrose, CO	$3,078,461.38
Mountain Valley Contracting	Grand Junction, CO	$3,087,412.63
Williams Construction	Norwood, CO	$3,173,409.56
Ridgway Valley Enterprises	Montrose, CO	$3,350,412.07
Haynes Excavation	Montrose, CO	$3,523,968.20

The City has recent positive experience working with the low bidder, Oldcastle dba United Companies, on numerous capital projects and considers them qualified to perform the work. As a result, it is recommended that the construction contract be awarded to Oldcastle dba United Companies. It should be noted that the City's local preference policy would not change the outcome of bidding in this case.

In addition to the award of a construction contract, we are also recommending award of an engineering support and survey stakeout contract to the project surveyor, Del-Mont Consultants. This scope of work is budgeted at $111,000 on an as-needed, time-and-materials basis based on a proposal from the consultant.

Lastly, new street lighting for the roundabout will be installed by DMEA and paid for directly by the City. This work is expected to cost less than $20,000.

A summary of these costs is included in Table 2 below.

TABLE 2
Summary of Project Costs

Work Element	Cost
Construction Contract (United Companies)	$3,078,461.38
Survey and Engineering Support (Del-Mont Consultants)	$111,000.00
Street Lighting (DMEA)	$20,000
TOTAL	**$3,209,461.38**

Project Schedule and Traffic Control

The project schedule is setup to give the contractor a maximum 170 calendar days (approximately 5.5 months) of intersection closure. That is, once the contractor closes the intersection to through traffic, they will then have 170 calendar days to complete all work necessary to reopen the intersection in all directions. The contract also requires that the intersection must be reopened before school starts in the fall (subject to extension for any unforeseen work conditions). It is our understanding that the contractor may perform work along the shoulders in late 2023 and close the roadway in late January/early February 2024.

Similar to construction at the other Hillcrest roundabouts, this project will require full closure of the intersection. The primary detour route around the project is shown in the attached. The contractor will maintain detour signage to help motorists find the route and to discourage shortcutting through residential areas. Access to local residences and businesses immediately adjacent to the project area will be maintained throughout the project.

Contract Administration and Project Financials

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

The City budgeted a total of $2.375M for this project out of the City's capital improvement ($2.0M), water capital ($100k), and sewer capital ($275k) funds. This places the project approximately $800k over the total budget. Despite budgeting conservatively for this project and others in 2024, the City continues to see substantial cost escalations on construction projects that continue to outpace this budgeting.

As mentioned above, the project includes $280k in contingency. The project also includes some inherent contingency in available aggregate quantity (road base and asphalt) that may be unused and could present measurable savings on the project (projects are setup to only pay for what is actually used). Furthermore, current construction contracts for the 6700 Road Extension and 2023 MoveMo contracted street maintenance projects are trending to collectively come in approximately $700k under the contract amount, leaving some budget capacity within the City's capital fund. Ultimately, any overage on the Niagara-Hillcrest Roundabout project would rely on these savings from other projects and/or require a 2024 budget supplement.

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NIAGARA RD / HILLCREST DR ROUNDABOUT

Interim Layout

Fastest path design checks have not been completed on the ultimate roundabout design. This exhibit is for information only to document the design intent for future right turn lane additions. This shall not be used for construction.
09-01-2022

N

HORIZ. SCALE: 1"=60'

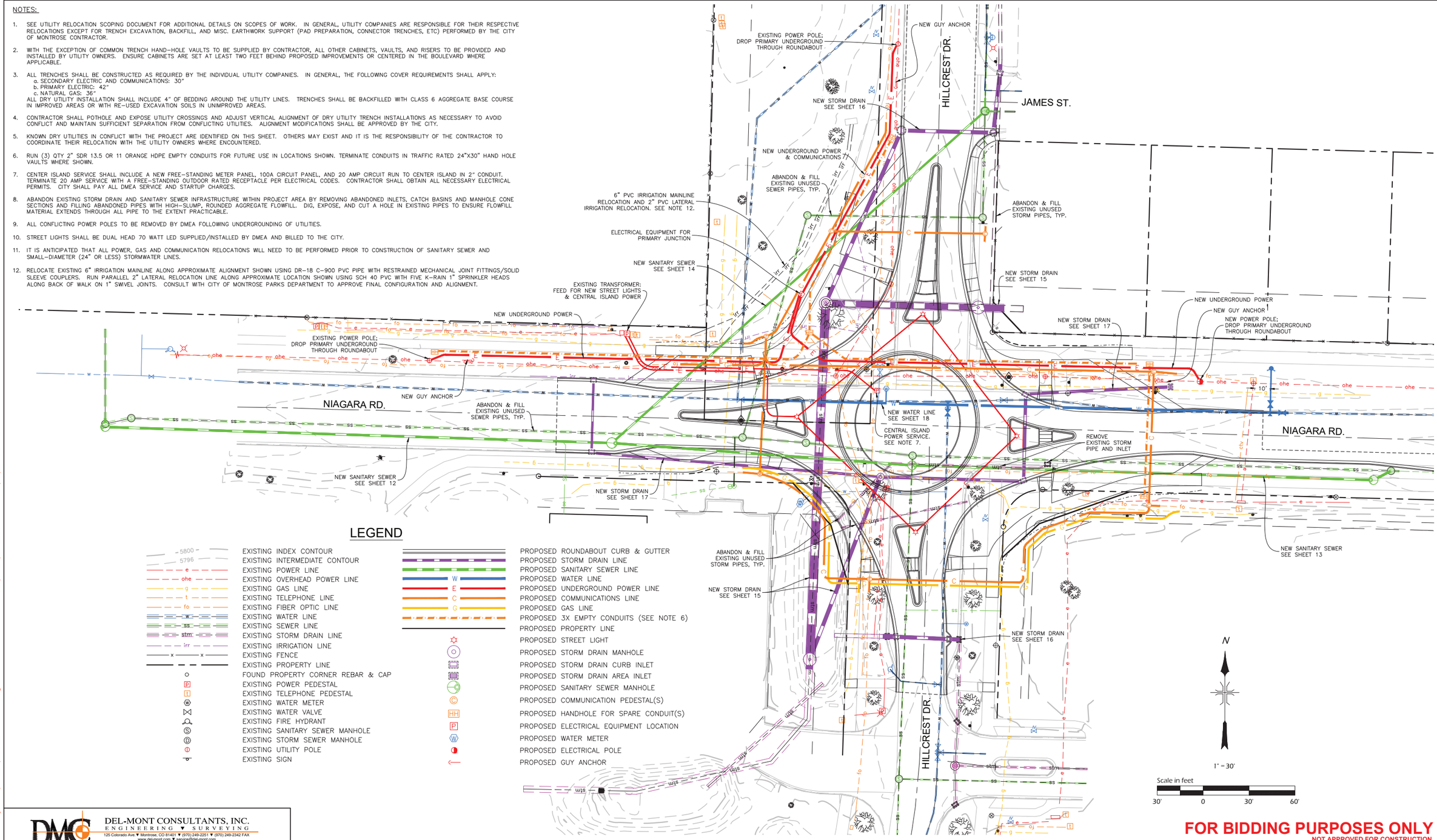
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NOTES:

1. SEE UTILITY RELOCATION SCOPING DOCUMENT FOR ADDITIONAL DETAILS ON SCOPES OF WORK. IN GENERAL, UTILITY COMPANIES ARE RESPONSIBLE FOR THEIR RESPECTIVE RELOCATIONS EXCEPT FOR TRENCH EXCAVATION, BACKFILL, AND MISC. EARTHWORK SUPPORT (PAD PREPARATION, CONNECTOR TRENCHES, ETC) PERFORMED BY THE CITY OF MONTROSE CONTRACTOR.
2. WITH THE EXCEPTION OF COMMON TRENCH HAND-HOLE VAULTS TO BE SUPPLIED BY CONTRACTOR, ALL OTHER CABINETS, VAULTS, AND RISERS TO BE PROVIDED AND INSTALLED BY UTILITY OWNERS. ENSURE CABINETS ARE SET AT LEAST TWO FEET BEHIND PROPOSED IMPROVEMENTS OR CENTERED IN THE BOULEVARD WHERE APPLICABLE.
3. ALL TRENCHES SHALL BE CONSTRUCTED AS REQUIRED BY THE INDIVIDUAL UTILITY COMPANIES. IN GENERAL, THE FOLLOWING COVER REQUIREMENTS SHALL APPLY:
   a. SECONDARY ELECTRIC AND COMMUNICATIONS: 30"
   b. PRIMARY ELECTRIC: 42"
   c. NATURAL GAS: 36"

   ALL DRY UTILITY INSTALLATION SHALL INCLUDE 4" OF BEDDING AROUND THE UTILITY LINES. TRENCHES SHALL BE BACKFILLED WITH CLASS 6 AGGREGATE BASE COURSE IN IMPROVED AREAS OR WITH RE-USED EXCAVATION SOILS IN UNIMPROVED AREAS.
4. CONTRACTOR SHALL POTHOLE AND EXPOSE UTILITY CROSSINGS AND ADJUST VERTICAL ALIGNMENT OF DRY UTILITY TRENCH INSTALLATIONS AS NECESSARY TO AVOID CONFLICT AND MAINTAIN SUFFICIENT SEPARATION FROM CONFLICTING UTILITIES. ALIGNMENT MODIFICATIONS SHALL BE APPROVED BY THE CITY.
5. KNOWN DRY UTILITIES IN CONFLICT WITH THE PROJECT ARE IDENTIFIED ON THIS SHEET. OTHERS MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THEIR RELOCATION WITH THE UTILITY OWNERS WHERE ENCOUNTERED.
6. RUN (3) QTY 2" SDR 13.5 OR 11 ORANGE HDPE EMPTY CONDUITS FOR FUTURE USE IN LOCATIONS SHOWN. TERMINATE CONDUITS IN TRAFFIC RATED 24"X30" HAND HOLE VAULTS WHERE SHOWN.
7. CENTER ISLAND SERVICE SHALL INCLUDE A NEW FREE-STANDING METER PANEL, 100A CIRCUIT PANEL, AND 20 AMP CIRCUIT RUN TO CENTER ISLAND IN 2" CONDUIT. TERMINATE 20 AMP SERVICE WITH A FREE-STANDING OUTDOOR RATED RECEPTACLE PER ELECTRICAL CODES. CONTRACTOR SHALL OBTAIN ALL NECESSARY ELECTRICAL PERMITS. CITY SHALL PAY ALL DMEA SERVICE AND STARTUP CHARGES.
8. ABANDON EXISTING STORM DRAIN AND SANITARY SEWER INFRASTRUCTURE WITHIN PROJECT AREA BY REMOVING ABANDONED INLETS, CATCH BASINS AND MANHOLE CONE SECTIONS AND FILLING ABANDONED PIPES WITH HIGH-SLUMP, ROUNDED AGGREGATE FLOWFILL. DIG, EXPOSE, AND CUT A HOLE IN EXISTING PIPES TO ENSURE FLOWFILL MATERIAL EXTENDS THROUGH ALL PIPE TO THE EXTENT PRACTICABLE.
9. ALL CONFLICTING POWER POLES TO BE REMOVED BY DMEA FOLLOWING UNDERGROUNDING OF UTILITIES.
10. STREET LIGHTS SHALL BE DUAL HEAD 70 WATT LED SUPPLIED/INSTALLED BY DMEA AND BILLED TO THE CITY.
11. IT IS ANTICIPATED THAT ALL POWER, GAS AND COMMUNICATION RELOCATIONS WILL NEED TO BE PERFORMED PRIOR TO CONSTRUCTION OF SANITARY SEWER AND SMALL-DIAMETER (24" OR LESS) STORMWATER LINES.
12. RELOCATE EXISTING 6" IRRIGATION MAINLINE ALONG APPROXIMATE ALIGNMENT SHOWN USING DR-18 C-900 PVC PIPE WITH RESTRAINED MECHANICAL JOINT FITTINGS/SOLID SLEEVE COUPLERS. RUN PARALLEL 2" LATERAL RELOCATION LINE ALONG APPROXIMATE LOCATION SHOWN USING SCH 40 PVC WITH FIVE K-RAIN 1" SPRINKLER HEADS ALONG BACK OF WALK ON 1" SWIVEL JOINTS. CONSULT WITH CITY OF MONTROSE PARKS DEPARTMENT TO APPROVE FINAL CONFIGURATION AND ALIGNMENT.



LEGEND

EXISTING INDEX CONTOUR	PROPOSED ROUNDABOUT CURB & GUTTER
EXISTING INTERMEDIATE CONTOUR	PROPOSED STORM DRAIN LINE
EXISTING POWER LINE	PROPOSED SANITARY SEWER LINE
EXISTING OVERHEAD POWER LINE	PROPOSED WATER LINE
EXISTING GAS LINE	PROPOSED UNDERGROUND POWER LINE
EXISTING TELEPHONE LINE	PROPOSED COMMUNICATIONS LINE
EXISTING FIBER OPTIC LINE	PROPOSED GAS LINE
EXISTING WATER LINE	PROPOSED 3X EMPTY CONDUITS (SEE NOTE 6)
EXISTING SEWER LINE	PROPOSED PROPERTY LINE
EXISTING STORM DRAIN LINE	PROPOSED STREET LIGHT
EXISTING IRRIGATION LINE	PROPOSED STORM DRAIN MANHOLE
EXISTING FENCE	PROPOSED STORM DRAIN CURB INLET
EXISTING PROPERTY LINE	PROPOSED STORM DRAIN AREA INLET
FOUND PROPERTY CORNER REBAR & CAP	PROPOSED SANITARY SEWER MANHOLE
EXISTING POWER PEDESTAL	PROPOSED COMMUNICATION PEDESTAL(S)
EXISTING TELEPHONE PEDESTAL	PROPOSED HANDHOLE FOR SPARE CONDUIT(S)
EXISTING WATER METER	PROPOSED ELECTRICAL EQUIPMENT LOCATION
EXISTING WATER VALVE	PROPOSED WATER METER
EXISTING FIRE HYDRANT	PROPOSED ELECTRICAL POLE
EXISTING SANITARY SEWER MANHOLE	PROPOSED GUY ANCHOR
EXISTING STORM SEWER MANHOLE	
EXISTING UTILITY POLE	
EXISTING SIGN	

FOR BIDDING PURPOSES ONLY
NOT APPROVED FOR CONSTRUCTION

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

Print Date: 10/5/2023 12:01:14 PM
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Horizontal Scale: AS NOTED Vertical Scale: AS NOTED

FELSBURG HOLT & ULLEVIG
6400 S. Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions

R-X	Date	Comments	Initials
	10/5/23	REV A ISSUED FOR BID	DWS

Montrose City Public Works
1221 6450 RD, Montrose, CO 81401
Phone: (970) 240-1480

As Constructed
No Revisions:
Revised:
Void:

NIAGARA-HILLCREST ROUNDABOUT
UTILITIES OVERVIEW
AND RELOCATION PLAN

Designer: DWS/PJI
Detailer: PJI
Subset: UTILITIES
Structure Numbers:
Sheets: OVERVIEW-(11)

Project No./Code
DMC #22025

Sheet No. 11

\\DMS14\Projects\Active Projects\2022\22025-COM Niagra-Hillcrest Roundabout\C3D\22025C_UTIL, 10/5/2023 12:01:14 PM, Peter Isaacson



SC – SOFT CLOSURES
SOFT CLOSURES SHALL INCLUDE SIGNAGE INDICATING THAT ROADS ARE CLOSED AHEAD, OPEN TO LOCAL TRAFFIC ONLY, AND BUSINESS ACCESSES OPEN WITH USE OF BARRICADES AND ADVANCE WARNING SIGNS ON APPROACHING STREETS AS APPROPRIATE. ONE THROUGH LANE OF TRAFFIC SHALL BE ALLOWED IN EACH DIRECTION.

HC – HARD CLOSURES
HARD CLOSURES SHALL INCLUDE ROAD CLOSED SIGNAGE AND BARRICADES AS NECESSARY TO PRECLUDE ALL THROUGH TRAFFIC.

NOTE:
SEE GENERAL NOTES SHEET FOR ADDITIONAL TRAFFIC CONTROL REQUIREMENTS

FOR BIDDING PURPOSES ONLY
NOT APPROVED FOR CONSTRUCTION

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Print Date: 10/5/2023 1:32:28 PM
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FELSBURG HOLT & ULLEVIG
6400 S. Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions

R-X	Date	Comments	Initials
	10/05/2023	REV A ISSUED FOR BID	JVS

Montrose City Public Works
1221 6450 RD, Montrose, CO 81401
Phone: (970) 240-1480

As Constructed
No Revisions:
Revised:
Void:

NIAGARA–HILLCREST ROUNDABOUT
TRAFFIC DETOUR MAP

Designer: CK
Detailer: CK
Subset: ROADWAY
Structure Numbers:
Sheets: TDM–01

Project No./Code

Sheet No. 4

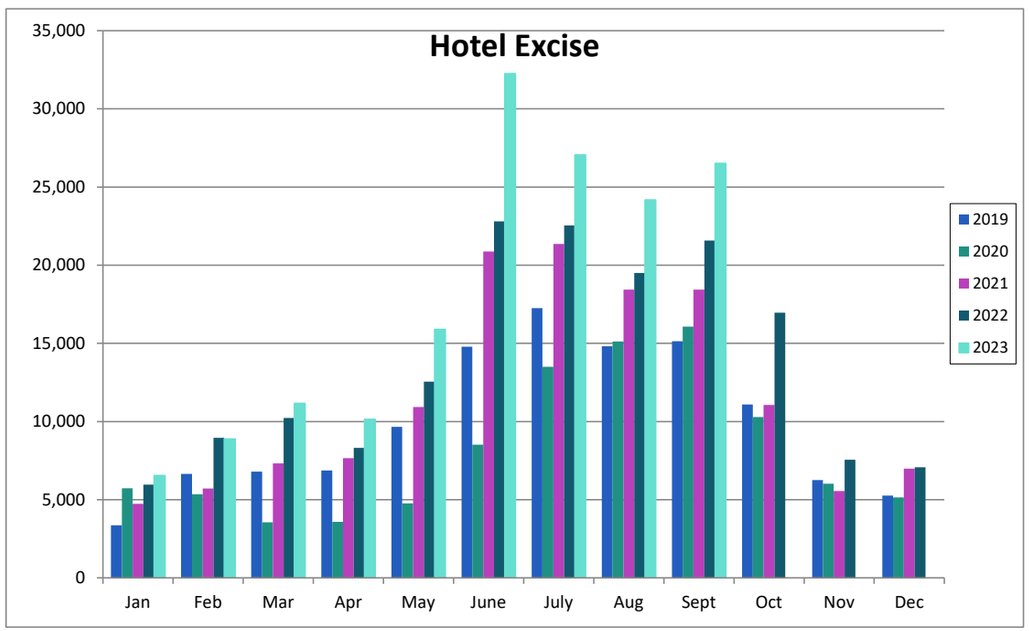
CITY OF MONTROSE
MONTHLY SALES, USE & EXCISE TAX REPORT

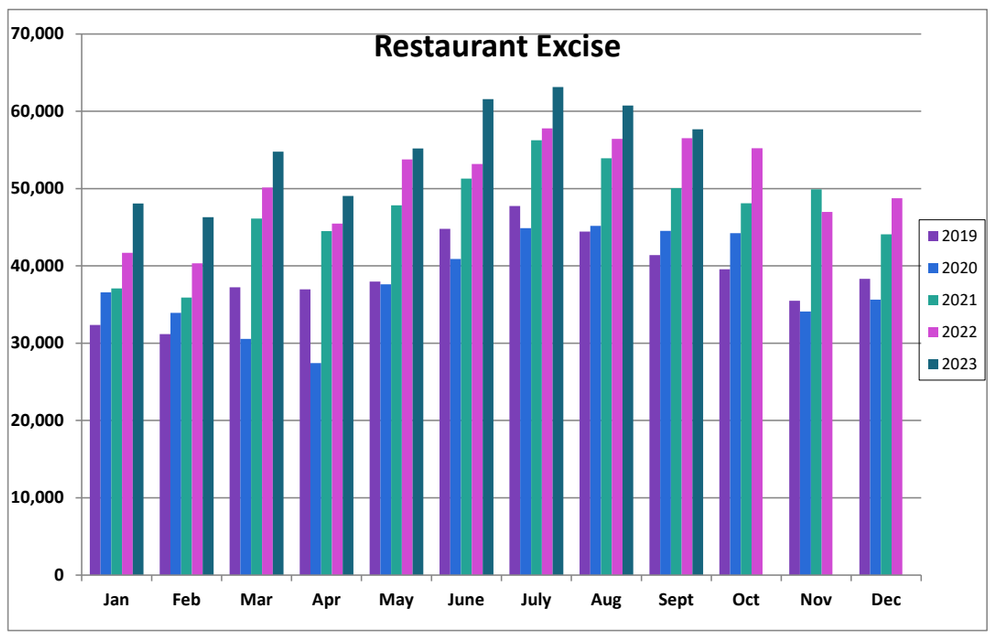
Date: November 7, 2023

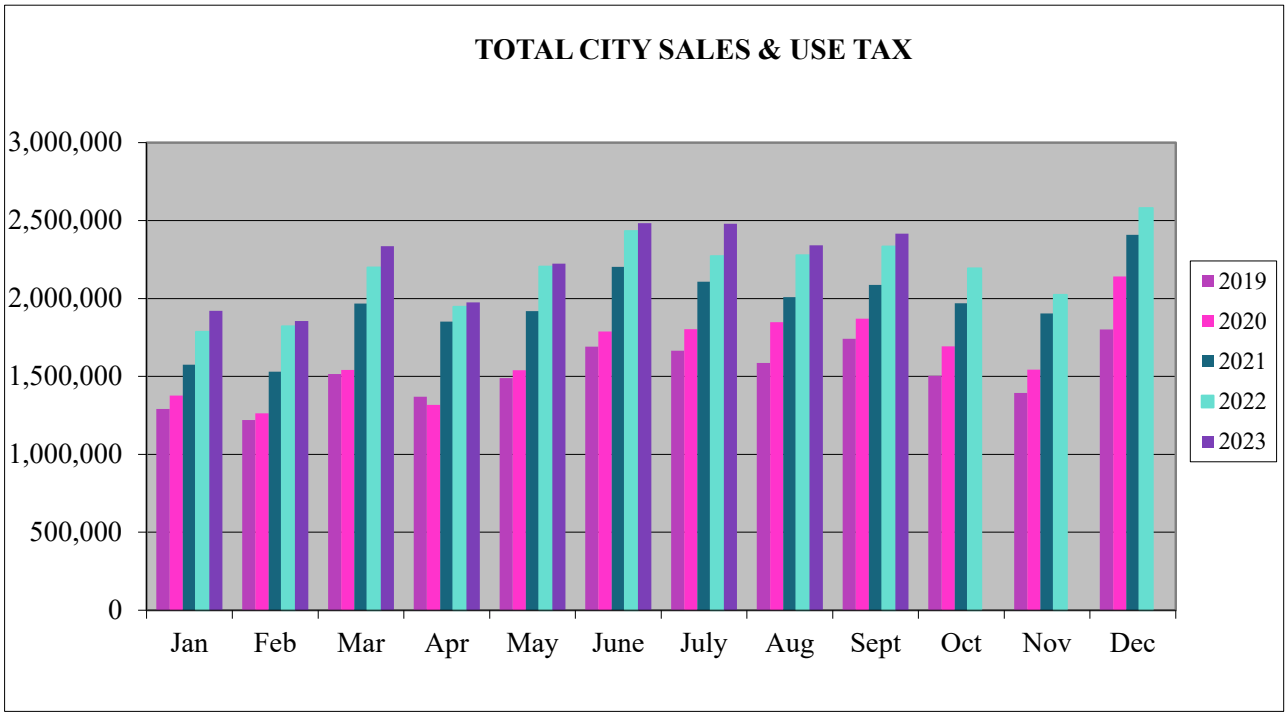
	Retail Sales Tax 3.0%			Construction Use Tax 3.0%			Use & Auto Tax 3.0%			Total Collected Sales and Use Tax			Sales and Use Budget	
Month	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Budget 2023	Budget Variance 2023
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	1,604,527	6.4%	43,433	86,060	-49.5%	105,085	131,237	-19.9%	1,855,099	1,821,824	1.8%	1,683,045	10.2%
Mar	2,173,758	1,987,512	9.4%	27,460	76,046	-63.9%	134,190	134,920	-0.5%	2,335,408	2,198,478	6.2%	2,022,327	15.5%
Apr	1,841,979	1,727,419	6.6%	17,695	87,996	-79.9%	115,977	130,690	-11.3%	1,975,651	1,946,105	1.5%	1,775,429	11.3%
May	1,999,375	1,862,079	7.4%	59,846	230,326	-74.0%	164,704	111,822	47.3%	2,223,925	2,204,227	0.9%	1,988,894	11.8%
June	2,390,199	2,215,401	7.9%	-33,455	55,698	-160.1%	126,101	162,206	-22.3%	2,482,846	2,433,305	2.0%	2,242,309	10.7%
July	2,253,957	2,076,667	8.5%	87,052	65,121	33.7%	137,664	130,595	5.4%	2,478,673	2,272,383	9.1%	2,092,227	18.5%
Aug	2,129,575	2,051,479	3.8%	37,047	86,738	-57.3%	174,680	139,144	25.5%	2,341,302	2,277,361	2.8%	2,068,583	13.2%
Sept	2,284,037	2,111,317	8.2%	20,653	77,072	-73.2%	111,907	145,028	-22.8%	2,416,597	2,333,417	3.6%	2,139,158	13.0%
Oct														
Nov														
Dec														
YTD Total	18,561,198	17,213,755	7.8%	290,079	870,461	-66.7%	1,178,077	1,189,026	-0.9%	20,029,354	19,273,241	3.9%	17,660,028	13.4%

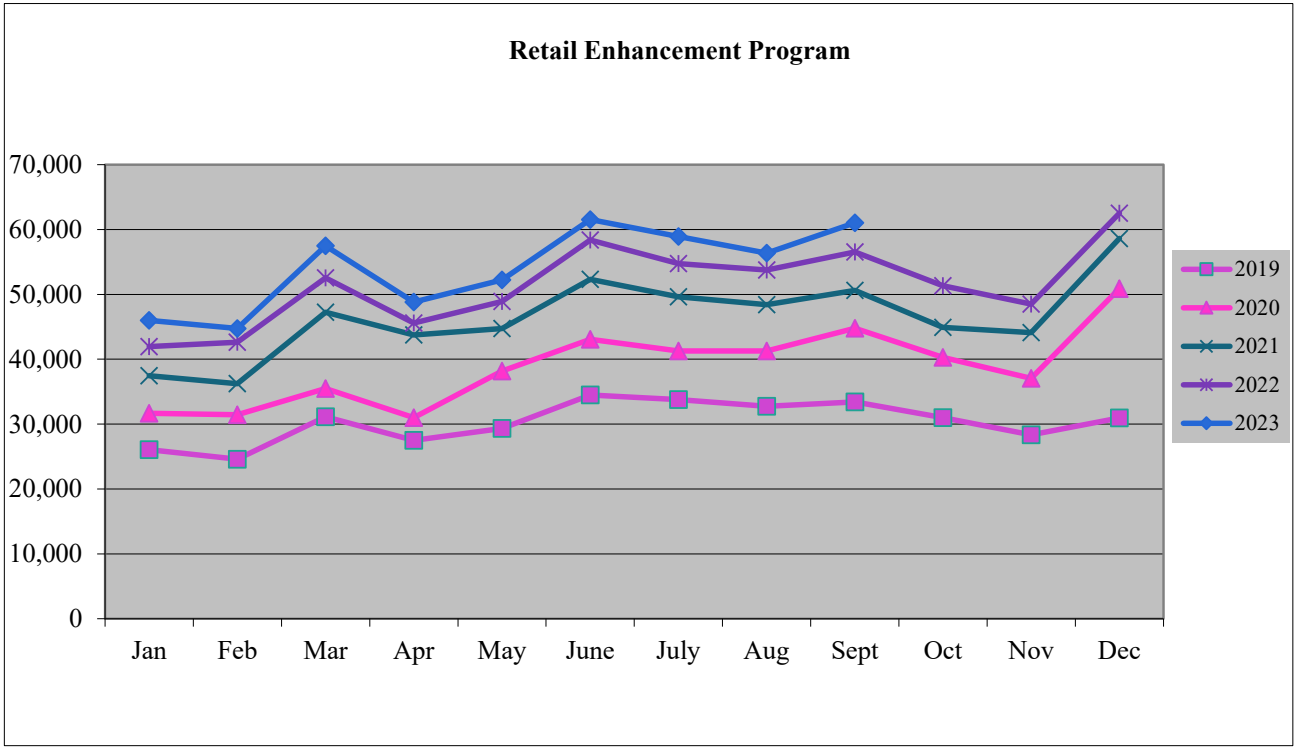
	PSST Retail Sales Tax 0.58%			PSST Construction Use Tax 0.58%			PSST Use & Auto Tax 0.58%			Total Collected PSST Sales and Use Tax			PSST Budget		Montrose Recreation District 0.3%		
Month	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Budget 2023	Budget Variance 2023	Current Year 2023	Prior Year 2022	% of Increase/ Decrease
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	420,753	385,493	9.1%	15,169	14,702	3.2%	25,943	26,085	-0.5%	461,865	426,280	8.3%	399,885	15.5%	238,895	220,486	8.3%
Apr	356,184	334,940	6.3%	27,584	17,005	62.2%	22,422	25,267	-11.3%	406,190	377,212	7.7%	353,647	14.9%	210,097	195,107	7.7%
May	386,374	360,979	7.0%	33,199	52,447	-36.7%	31,843	21,619	47.3%	451,416	435,045	3.8%	405,460	11.3%	233,767	225,444	3.7%
June	462,432	429,836	7.6%	42,300	16,305	159.4%	24,380	31,360	-22.3%	529,112	477,501	10.8%	447,798	18.2%	273,705	246,982	10.8%
July	435,665	402,688	8.2%	16,830	13,831	21.7%	26,615	25,248	5.4%	479,110	441,767	8.5%	414,667	15.5%	247,817	228,499	8.5%
Aug	411,587	398,782	3.2%	9,607	20,279	-52.6%	33,771	26,901	25.5%	454,965	445,962	2.0%	418,218	8.8%	235,329	230,671	2.0%
Sept	444,746	409,674	8.6%	51,746	14,901	247.3%	21,635	28,039	-22.8%	518,127	452,614	14.5%	424,681	22.0%	267,997	234,109	14.5%
Oct																	
Nov																	
Dec*																	
YTD Total	3,592,441	3,339,678	7.6%	210,699	189,760	11.0%	227,762	229,878	-0.9%	4,030,902	3,759,316	7.2%	3,522,768	14.4%	2,085,257	1,944,970	7.2%

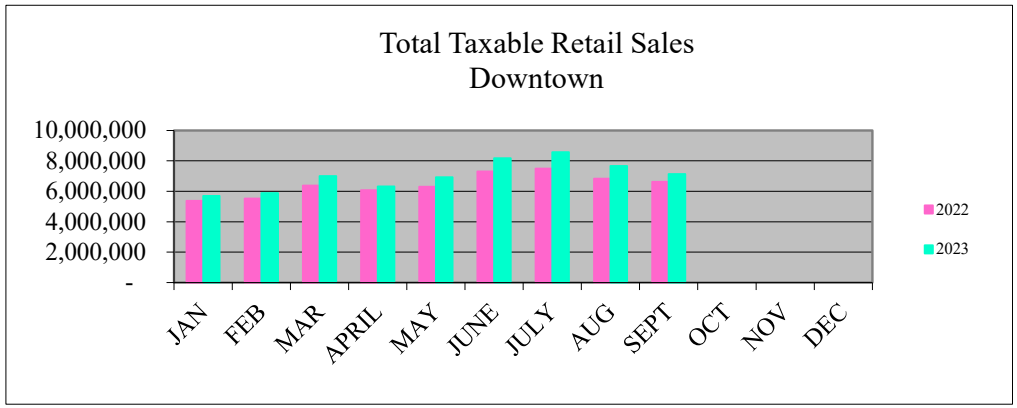
	Hotel Excise Tax 0.90%			Restaurant Excise Tax 0.80%			Total Collected Hotel & Restaurant Tax			Hotel & Restaurant Budget		Retail Enhancement Program		
Month	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Current Year 2023	Prior Year 2022	% of Increase/ Decrease	Budget 2023	Budget Variance 2023	Current Year 2023	Prior Year 2022	%of Increase/ Decrease
Jan	6,544	5,955	9.9%	48,068	41,684	15.3%	54,612	47,639	14.6%	36,187	50.9%	45,984	41,956	9.6%
Feb	8,878	8,950	-0.8%	46,294	40,341	14.8%	55,172	49,291	11.9%	36,052	53.0%	44,747	42,614	5.0%
Mar	11,162	10,230	9.1%	54,783	50,142	9.3%	65,945	60,372	9.2%	46,314	42.4%	57,475	52,537	9.4%
Apr	10,141	8,308	22.1%	49,063	45,463	7.9%	59,204	53,771	10.1%	45,304	30.7%	48,805	45,597	7.0%
May	15,888	12,554	26.6%	55,199	53,772	2.7%	71,087	66,326	7.2%	51,214	38.8%	52,243	48,922	6.8%
June	32,256	22,804	41.4%	61,562	53,172	15.8%	93,818	75,976	23.5%	63,322	48.2%	61,538	58,361	5.4%
July	27,054	22,539	20.0%	63,144	57,805	9.2%	90,198	80,344	12.3%	68,027	32.6%	58,909	54,763	7.6%
Aug	24,169	19,507	23.9%	60,761	56,445	7.6%	84,930	75,952	11.8%	63,344	34.1%	56,366	53,746	4.9%
Sept	26,507	21,575	22.9%	57,684	56,530	2.0%	84,191	78,105	7.8%	59,974	40.4%	61,031	56,530	8.0%
Oct														
Nov														
Dec														
YTD	162,599	132,422	22.8%	496,558	455,354	9.0%	659,157	587,776	12.1%	469,737	40.3%	487,098	455,026	7.0%



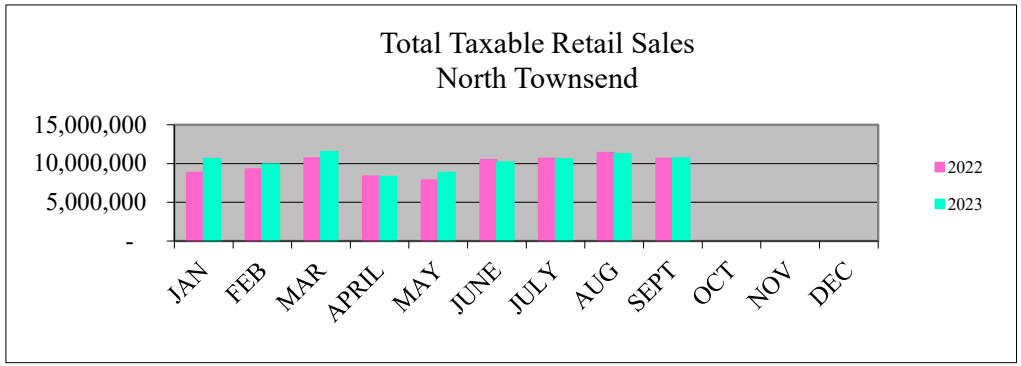



TOTAL CITY SALES & USE TAX
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
Jan
Feb
Mar
Apr
May
June
July
Aug
Sept
Oct
Nov
Dec
2019
2020
2021
2022
2023

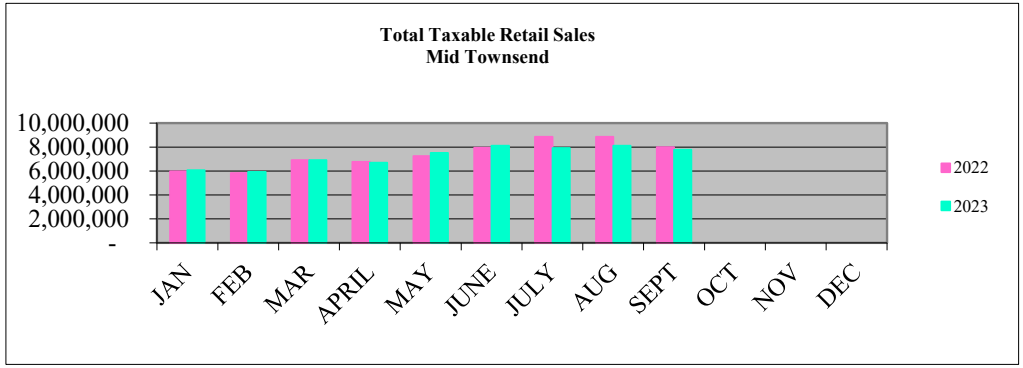

Retail Enhancement Program
70,000
60,000
50,000
40,000
30,000
20,000
10,000
0
Jan
Feb
Mar
Apr
May
June
July
Aug
Sept
Oct
Nov
Dec
2019
2020
2021
2022
2023



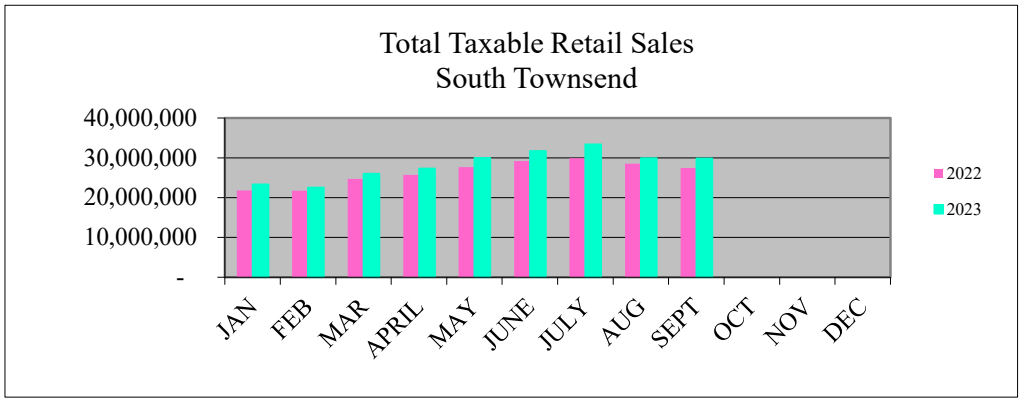
AREA 1: DOWNTOWN BOUNDARY



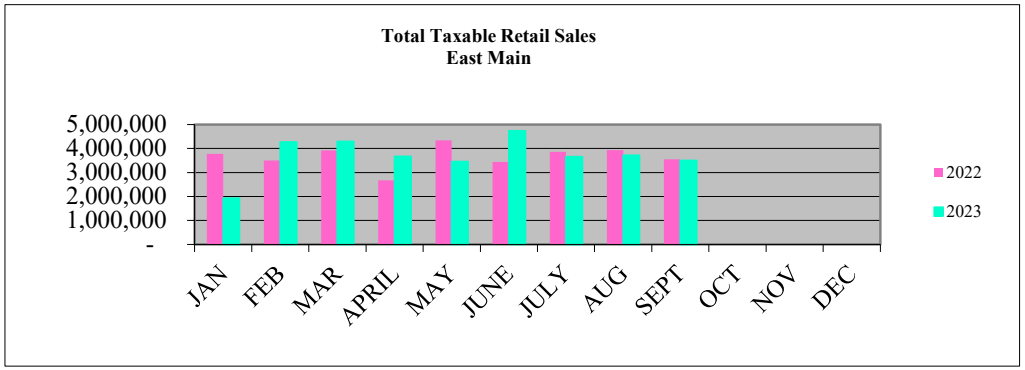
AREA 2: *NORTH CITY LIMIT TO NORTH 2ND STREET



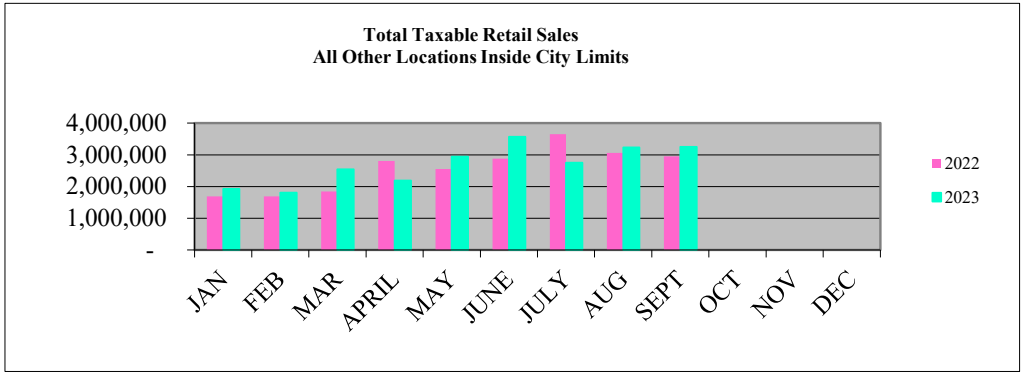
AREA 3: MID TOWNSEND SOUTH 2ND STREET TO E OAK GROVE RD



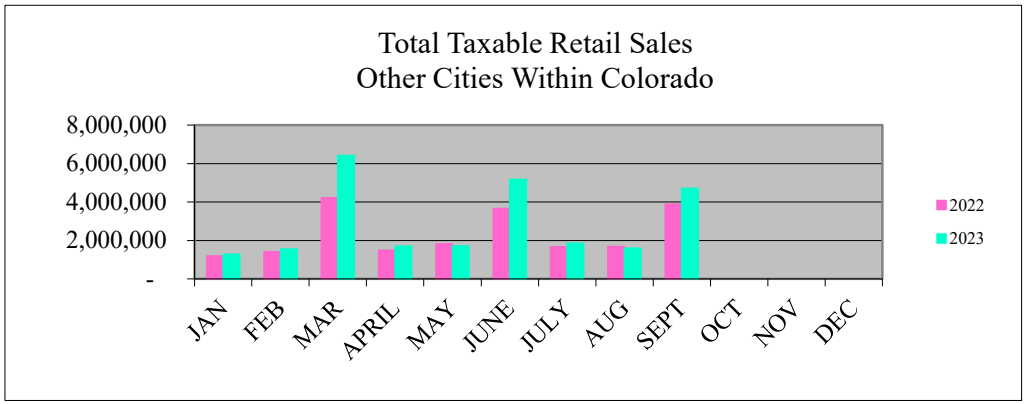
AREA 4: SOUTH TOWNSEND E OAK GROVE RD TO SOUTH CITY LIMIT



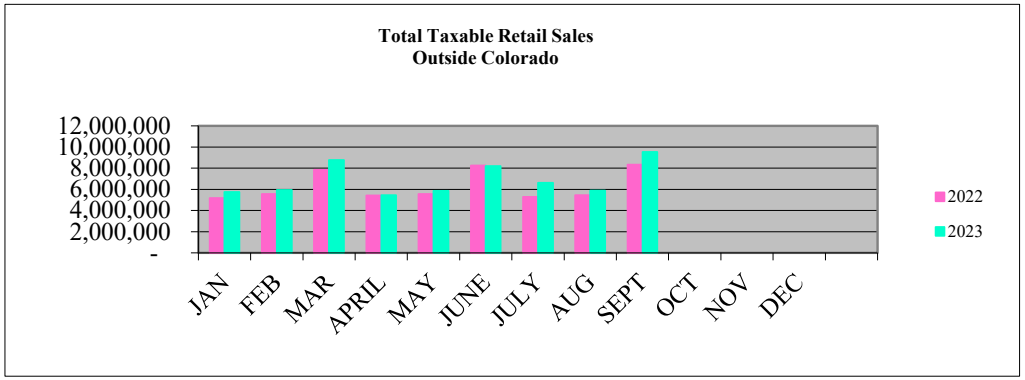
AREA 5: EAST MAIN SAN JUAN AVENUE TO EAST CITY LIMIT



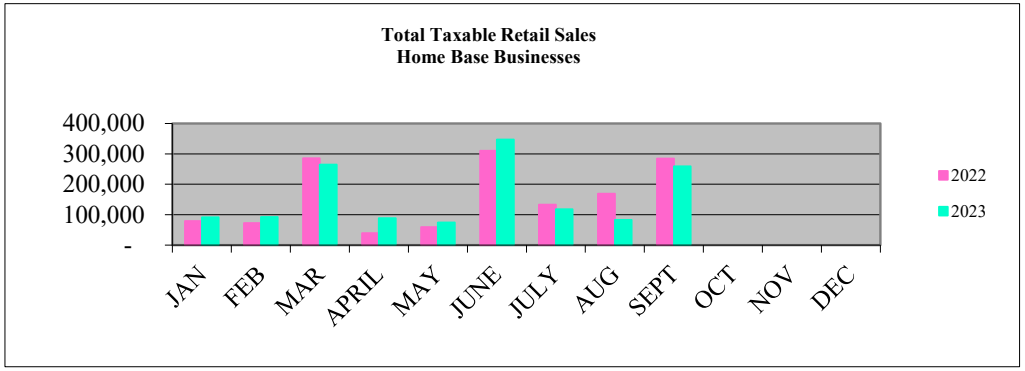
AREA 6: ALL OTHER LOCATIONS INSIDE CITY LIMITS OF MONTROSE



AREA 7: OTHER CITIES WITHIN COLORADO



AREA 8: OUTSIDE COLORADO



AREA 9: HOME BASE BUSINESSES

City of Montrose
Quarterly Budget Report

Third Quarter Ending September 30, 2023 November 14, 2023

The attached Financial Report represents **unaudited** revenues and expenditures as of the end of the third quarter of 2023 with a comparison to the budget.

The main operating fund of the city is the General Fund. Revenues have been collected at 86.2% and 69.6% of the expenditures have been expended. Sales and Use Taxes at 3% comprise more than 75% of the total revenue in the General Fund and no mill levy/property tax is assessed or collected. Compared to 2022 collections, retail sales tax and total sales and use tax collections through September increased 8.2% and 3.6% respectively.

On November 5, 2019, the voters approved an increase of .58% to the sales and use tax rate to fund public safety. Compared to 2022 sales and use tax collections through September for the Public Safety fund increased 14.5%. Public safety revenues have been collected at 78.7% and 67.1% has been expended in 2023.

On April 1, 2014, voters approved an additional .3% sales and use tax to be collected by the city which has been used by the Montrose Recreation District to fund the new community recreation center on Woodgate Road. Collections for 2023 through September total $2,085,257 which is an increase of 7.2% over 2022 collections.

The following capital projects were budgeted in the Governmental Funds for 2023. These projects are all in process:

- 6700 Road Extension – Majority of the project is complete
- Buckley Park Playground – Ribbon cutting will be on December 2nd
- "Keep Montrose Moving" deferred maintenance projects
- New City Hall Construction - Completed
- Land Acquisition and Design for new Public Works – Under contract

	Revenues collected YTD compared to Budget for 2023	Expenses paid YTD compared to Budget for 2023
Water Fund	97.4%	79.3%
Sewer Fund	79.3%	68.7%
Trash & Recycling Fund	78.5%	54.5%
Black Canyon Golf Course	100.7%	64.3%

Water Fund Capital improvement projects include:

- Valve and hydrant replacement
- PRV upgrade and monitoring equipment
- Southeast Water Transmission Main – Year 2
- West Main Water line replacement

Sewer Fund Capital improvement projects include:

- Sewer rehabilitation/replacement
- Manhole rehabilitation & H2S lining
- Lift station elimination
- Block 93 sewer improvements
- Motor Control Center Upgrade and Perimeter fencing at WWTP

This report is provided to give the City Council an overall feel for how the city's funds are performing. Please contact Shani Wittenberg, Finance Director, with any questions.

UNAUDITED

Treasurer's Report
September 30, 2023

Description	Checking	Savings	CD's	**Total**	**Restricted Funds	Available Totals
General Fund	12,866,630	10,490,171	4,577,060	27,933,861	858,251	27,075,610
Public Safety Fund	1,977,079	1,931,701		3,908,780		3,908,780
Retail Sales Enhancement	415,060	238,036		653,096	653,096	
Tourism	249,890	812	50,913	301,615	301,615	
Water Fund	2,012,134	3,151,048	632,988	5,796,170	-	5,796,170
Sewer Fund	100,305	1,594,130	1,174,377	2,868,812		2,868,812
Trash/Recycling Fund	356,428	490,427	-	846,855		846,855
Black Canyon Golf Course	757,115	53,001		810,116		810,116
Internal Service Funds	892,488	2,457,854	529,496	3,879,838		3,879,838
Health/Dental Mgmt	297,568	2,727,506		3,025,074		3,025,074
Total Operating	19,924,696	23,134,686	6,964,834	50,024,217	1,812,962	48,211,255
Downtown Improvement	3,614	15,619	-	19,233	19,233	
Downtown Opportunity Loan	96,162	87,619		183,781	183,781	
Public Education Government	(17,870)	53,001	-	35,132	35,132	
Surplus & Deficiency Fund	13,811	-	49,255	63,066	63,066	
Conservation Trust	(33,995)	342,799		308,803	308,803	
Pavilion Capital	6,298			6,298	6,298	
Montrose Urban Renewal	(4,693,684)	-		(4,693,684)	(4,693,684)	
Special Benefit Fund	341,313	150,387	-	491,700	491,700	
2010 Excise Tax Bonds	1,140,662			1,140,662	1,140,662	
EDA Fireflow Loan	-			-	-	
Demoret Trust	162	3,480	327,250	330,892	330,892	
Cemetery Perpetual	8,121	122,663		130,784	130,784	
SID Revolving	46,975	25,677	203,652	276,304	276,304	
Grand/Rio Grande	11,385	994,089	504,659	1,510,133	1,510,133	
Capital Improvements	(1,278,678)	941,538	-	(337,140)	(337,140)	
Total Non-Operating	(4,355,723)	2,736,871	1,084,816	(534,036)	(534,036)	
Grand Total	15,568,974	25,871,557	8,049,651	49,490,182	1,278,926	48,211,255

*CD's are available upon maturity.

**Restricted funds are in accordance with Council action, grant, State or Federal Mandate.

Savings Interest Rate 5.2%

CD Interest Rates Range from 1.07% to 5.15%

CITY OF MONTROSE
REVENUE & EXPENDITURE SUMMARY
as of September 30, 2023 - unaudited

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
GENERAL FUND					
REVENUE					
TAXES (SALES & FRANCHISE)	2,436,047	21,279,209	25,220,189	3,940,980	84.4%
LICENSES & PERMITS	18,150	366,714	689,697	322,983	53.2%
INTERGOVERNMENTAL REVENUES	211,115	1,256,549	1,237,098	(19,451)	101.6%
CHARGES FOR SERVICES	40,353	72,495	58,779	(13,716)	123.3%
PAVILION REVENUES	13,037	76,833	108,184	31,351	71.0%
BASEBALL REVENUES	-	8,975	18,683	9,708	48.0%
FINES & FORFEITURES	2,387	43,235	146,670	103,435	29.5%
LEASES & RENTAL OF CITY FACILITIES	33,489	182,599	69,680	(112,919)	262.1%
TRANSFERS FROM OTHER FUNDS	49,480	445,324	593,765	148,441	75.0%
INCOME FROM INVESTMENTS	39,049	383,251	50,100	(333,151)	765.0%
OTHER FINANCING SOURCES	167	1,500	2,000	500	75.0%
TOTAL REVENUE	2,843,273	24,116,684	28,194,845		86.2%
TRANSFER FROM RESERVES	546,586	828,200	6,880,533		
TOTAL REVENUE AND RESERVES	3,389,859	24,944,884	35,075,378		
EXPENDITURES					
CITY COUNCIL	18,067	140,495	173,478	32,983	81.0%
YOUTH COUNCIL	-	3,982	17,450	13,468	22.8%
ECONOMIC DEVELOPMENT & COMMUNITY PROG	111,030	1,082,953	2,470,023	1,387,070	43.8%
CITY ATTORNEY	36,882	371,330	510,497	139,167	72.7%
CITY MANAGER	30,984	309,372	388,052	78,680	79.7%
COMMUNICATIONS	11,316	106,580	151,073	44,493	70.5%
COMPETITIVE SPORTS	1,161	37,115	55,654	18,539	66.7%
HUMAN RESOURCES	36,445	369,145	525,573	156,428	70.2%
PAVILION	54,587	443,758	629,853	186,095	70.5%
GEOGRAPHIC INFORMATION SERVICE	30,983	291,538	443,120	151,583	65.8%
FINANCE	55,161	547,035	850,368	303,333	64.3%
MUNICIPAL COURT	19,181	201,983	272,116	70,133	74.2%
TEEN COURT	-	2,100	8,415	6,315	25.0%
PLANNING	31,161	340,633	581,159	240,526	58.6%
INNOVATION & COMM ENGAGEMT	9,118	286,561	168,330	(118,231)	170.2%
CITY CLERK	28,512	235,596	328,777	93,182	71.7%
BUILDING	39,576	393,478	418,790	25,311	94.0%
ENGINEERING	36,976	322,399	378,056	55,658	85.3%
PUBLIC WORKS ADMIN	44,126	305,841	456,760	150,920	67.0%
STREETS	256,735	2,090,296	3,188,099	1,097,803	65.6%
STREET CLEANING	12,805	272,770	500,941	228,170	54.5%
PARKS	211,945	1,418,651	2,625,080	1,206,429	54.0%
TREE PROGRAM	4,733	44,142	112,000	67,858	39.4%
SUNSET MESA MAINTENANCE	18,180	119,180	176,368	57,188	67.6%
CEMETERY	8,556	76,855	195,850	118,996	39.2%
TRANSFERS TO OTHER FUNDS	1,604,361	14,439,252	19,186,764	4,747,512	75.3%
INSURANCE AND GF FLEET LEASE	33,090	146,784	262,733	115,949	55.9%
TOTAL EXPENDITURES	2,745,742	24,399,824	35,075,378		69.6%
REVENUE OVER(UNDER) EXP.	644,117	545,060	(0)		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
PUBLIC SAFETY FUND					
REVENUE					
SALES AND USE TAXES	516,270	4,028,092	4,796,132	768,040	84.0%
GRANTS	-	65,525	88,000	22,475	74.5%
CHARGES FOR SERVICES	7,801	66,017	80,000	13,983	82.5%
INSURANCE CLAIMS AND DONATIONS	4,185	27,653	44,300	16,647	62.4%
INTEREST INCOME	7,591	82,929	1,000	(81,929)	8292.9%
TRANSFER FROM GENERAL FUND	696,674	6,270,064	8,360,085	2,090,021	75.0%
DRUG TASKFORCE	-	206	25,000	24,794	0.8%
TOTAL REVENUE	1,232,521	10,540,489	13,394,517		78.7%
TRANSFER FROM RESERVES					
TOTAL REVENUE AND RESERVES	1,232,521	10,540,489	13,394,517		
EXPENDITURES					
POLICE PATROL	623,120	6,039,973	8,387,515	2,347,541	72.0%
POLICE ADMINISTRATION	214,019	1,964,967	3,632,170	1,667,204	54.1%
DRUG TASKFORCE	40,580	357,967	545,207	187,240	65.7%
CODE ENFORCEMENT	7,033	67,899	134,173	66,274	50.6%
POLICE ACADEMY	16,981	152,146	164,463	12,317	92.5%
ANIMAL SERVICES	28,426	402,315	530,990	128,675	75.8%
TOTAL EXPENDITURES	930,159	8,985,267	13,394,517		67.1%
REVENUE OVER/UNDER EXP	302,362	1,555,222	(0)		
RETAIL SALES ENHANCEMENT FUND					
REVENUE					
TAXES	61,031	487,098	580,400	93,302	83.9%
GRANTS	-	-	2,500	2,500	0.0%
OTHER REVENUE	9,074	24,428	26,100		
TRANSFER FROM GENERAL FUND	7,350	66,150	88,200		
TRANSFER FROM RESERVES	9631	60953	9,182		
TOTAL REVENUE	87,086	638,630	706,382	95,802	90.4%
EXPENDITURES					
DART/BUSINESS OPERATIONS	28,856	437,590	683,482	245,893	64.0%
MONTROSE UNIVERSITY	8,806	18,169	22,900	4,731	79.3%
TOTAL EXPENDITURES	37,662	455,758	706,382	250,624	64.5%
REVENUE OVER(UNDER) EXP.	49,424	182,872	(0)		
OPPORTUNITY LOAN FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	-	-	
PRINCIPAL & INTEREST PAYMENTS	-	1,304	3,800	2,496	34.3%
TRANSFER FROM RESERVES			56,200	-	
TOTAL REVENUE	-	1,304	60,000	2,496	
EXPENDITURES					
DOWNTOWN OPPORTUNITY FUND	-	-	60,000	60,000	
REVENUE OVER(UNDER) EXP.	-	1,304	-		
PUBLIC/EDUCATION/GOVERNMENT					
REVENUE					
PEG FEE	(870)	10,142	16,000	5,858	63.4%
INTEREST INCOME	238	2,089	150	(1,939)	
TOTAL REVENUE	(631)	12,231	16,150	3,919	75.7%
TRANSFER FROM RESERVE					
TOTAL REVENUE AND RESERVES	(631)	12,231	16,150	-	75.7%
EXPENDITURES	334	3,004	14,005	11,001	21.4%
REVENUE OVER(UNDER) EXP.	(965)	9,227	2,145		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
CONSERVATION TRUST FUND					
REVENUE					
LOTTERY REVENUE	33,483	176,589	115,000	(61,589)	153.6%
INCOME FROM INVESTMENTS	3,293	25,521	1,000	(24,521)	2552.1%
TRANSFER FROM RESERVES		110,334			
TOTAL REVENUE	36,775	312,443	116,000	(86,109)	269.3%
EXPENDITURES					
CONSERVATION TRUST	-	240,025	-	(240,025)	
REVENUE OVER(UNDER) EXP.	36,775	72,418	116,000		
MURA - COLORADO OUTDOORS					
REVENUE					
INTERGOVERNMENTAL REVENUES	7,204	422,485	408,000	(14,485)	103.6%
INTEREST INCOME	-	-	-	-	
OTHER FINANCING SOURCES	-	-	-	-	
TOTAL REVENUE	7,204	422,485	408,000	(14,485)	103.6%
EXPENDITURES					
PROFESSIONAL FEES	56,226	759,314	250,000	(509,314)	303.7%
TRAIL DEVELOPMENT - RIVER	-	-	-	-	
UNCOMPAHGRE RIVER WORK	-	-	-	-	
BUSINESS DEVELOPMENT - PUBLIC IMP	-	165,478	950,000	784,522	17.4%
TOTAL EXPENDITURES	56,226	924,791	1,200,000	275,209	77.1%
REVENUE OVER(UNDER)EXP.	(49,021)	(502,306)	(792,000)	(289,694)	
SPECIAL BENEFIT FUND					
REVENUE					
GRANTS	-	-	-	-	
CHARGES FOR SERVICES	1,575	33,075	31,100	(1,975)	106.4%
DONATIONS FROM THE COMMUNITY	20,870	126,141	20,000	(106,141)	630.7%
INTEREST INCOME	238	2,089	100	(1,989)	2088.9%
TRANSFER FROM RESERVE		-	35,989	-	
TOTAL REVENUES	22,683	161,305	87,189	(110,105)	185.0%
EXPENDITURES					
CARE OF ANIMALS	-	26,851	87,189	60,338	30.8%
SUNSET MESA IMPROVEMENTS	-	-	-	-	
TOTAL EXPENDITURES	-	26,851	87,189	60,338	30.8%
REVENUE OVER(UNDER) EXP.	22,683	134,454	-		
TOURISM PROMOTIONAL FUND					
REVENUE					
EXCISE TAX	84,002	660,898	737,900	77,002	89.6%
SPECIAL EVENTS	27	929	1,000	71	92.9%
VISITOR GUIDE AD/MERCHANDISE SALES	310	5,657	11,000	5,343	51.4%
INTEREST INCOME	4	42	1,000	958	4.2%
TOTAL REVENUE	84,343	667,525	750,900	83,375	88.9%
TRANSFER FROM RESERVES		-	68,903		
TOTAL REVENUE AND RESERVES	84,343	667,525	819,803		81.4%
EXPENDITURES					
MARKETING	16,979	334,576	466,225	131,649	71.8%
VISITOR CENTER OPERATIONS	6,546	78,604	122,520	43,916	64.2%
SPECIAL EVENT OPERATIONS	16,530	198,714	218,858	20,144	90.8%
SPORTS TOURISM	300	7,974	12,200	4,226	65.4%
TOTAL EXPENDITURES	40,355	619,867	819,803	199,936	75.6%
REVENUE OVER(UNDER) EXP.	43,988	47,658	-		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
GENERAL DEBT SERVICE					
REVENUE					
OTHER FINANCING SOURCES	122,545	1,102,906	1,228,451	125,545	89.8%
TRANSFER FROM RESERVE			301,000		
TOTAL REVENUES	122,545	1,102,906	1,529,451	125,545	
EXPENDITURES					
2020 PUBLIC SAFETY CERTIFICATE OF PARTICIPATION	-	278,297	901,594	623,297	30.9%
2017 INFRASTRUCTURE IMPROVEMENT LOAN	-	344,167	627,857	283,690	54.8%
TOTAL EXPENDITURES	-	622,464	1,529,451	906,987	
REVENUE OVER(UNDER) EXP.	122,545	480,442	-		
CEMETERY PERPETUAL CARE FUND					
REVENUE					
CHARGES FOR SERVICES	240	1,820	2,000	180	91.0%
INCOME FROM INVESTMENTS	573	4,749	200	(4,549)	2374.5%
TOTAL REVENUE	813	6,569	2,200	(4,369)	
EXPENDITURES					
CEMETERY PERPETUAL CARE	167	1,500	2,000	500	75.0%
REVENUE OVER(UNDER) EXP.	646	5,069	200		
SPECIAL IMPROVEMENTS REVOLVING					
REVENUE					
MONTHLY PRINCIPAL AND INTEREST	20,283	21,850	53,500	31,650	40.8%
INCOME FROM INVESTMENTS	2,043	17,368	2,500	(14,868)	694.7%
TOTAL REVENUE	22,326	39,218	56,000	16,782	
TRANSFER FROM RESERVES			-		
TOTAL REVENUE AND RESERVES	22,326	39,218	56,000		
EXPENDITURES					
COUNTY COLLECTION FEE	-	193	1,200	1,007	16.1%
TOTAL EXPENDITURES	-	193	1,200	1,007	
REVENUE OVER(UNDER) EXP.	22,326	39,025	54,800		
CAPITAL and FACILITY IMPROVEMENT FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	1,800,000	1,800,000	
GRANT MATCH FROM OTHER ENTITIES	-	-	-	-	
INCOME FROM INVESTMENTS	11,541	118,136	20,000	(98,136)	590.7%
TRANSFER FROM GENERAL FUND	809,628	7,286,654	9,715,539	2,428,885	75.0%
TOTAL REVENUE	821,169	7,404,790	11,535,539	4,130,749	64.2%
TRANSFER FROM RESERVES	6,900			-	
TOTAL REVENUE AND RESERVES	828,069	7,404,790	11,535,539		
EXPENDITURES					
FACILITY IMPROVEMENTS	22,245	1,953,614	2,170,000	216,386	90.0%
CURB/GUTTER/SIDEWALK	1,323	18,080	250,000	231,920	7.2%
CAPITAL IMPROVEMENTS	442,309	5,102,428	8,980,000	3,877,572	56.8%
CONNECT TRAIL	20,222	67,033	100,000	32,967	
BALDRIDGE PARK IMPROVEMENTS	-	-	-	-	
DOWNTOWN SALES TAX TIF	88,053	438,504	9,000	(429,504)	
TOTAL EXPENDITURES	574,151	7,579,659	11,509,000	3,929,341	65.9%
REVENUE OVER(UNDER) EXP.	253,918	(174,868)	26,539		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
WATER FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	7,000	7,000	0.0%
WATER REVENUES	845,402	5,687,701	6,709,983	1,022,282	84.8%
WATER CAPACITY FEES	39,002	297,205	304,087	6,882	97.7%
INCOME FROM INVESTMENTS	24,594	225,430	12,500	(212,930)	1803.4%
TOTAL REVENUE	908,999	6,210,335	7,033,570	823,235	97.4%
TRANSFER FROM RESERVES			798,198		
TOTAL REVENUE AND RESERVES	908,999	6,210,335	7,831,768	823,235	
EXPENDITURES					
RECORDS & COLLECTION	7,503	158,482	244,680	86,199	64.8%
WATER DIST & ADMIN	1,291,876	4,720,345	7,392,975	2,672,630	63.8%
WATER DEBT SERVICE	190,391	193,947	194,112	166	99.9%
TOTAL EXPENDITURES	1,489,770	5,072,773	7,831,768	2,758,995	64.8%
REVENUE OVER(UNDER) EXP.	(580,771)	1,137,562	0		
SEWER FUND					
REVENUE					
CHARGES FOR SERVICES	2,259	19,348	18,500	(848)	104.6%
SEWER REVENUES	327,557	2,649,828	3,795,622	1,145,794	69.8%
SEWER LEASE & CAPACITY FEES	136,275	851,911	697,859	(154,052)	122.1%
INCOME FROM INVESTMENTS	7,197	60,397	6,500	(53,897)	929.2%
TOTAL REVENUE	473,288	3,581,484	4,518,481		79.3%
TRANSFER FROM RESERVES		40,539	888,905		
TOTAL REVENUE AND RESERVES	473,288	3,622,023	5,407,386		
EXPENDITURES					
RECORDS & COLLECTION	2,786	31,418	49,043	17,625	64.1%
SEWER LINE MAINT & ADMIN	497,623	2,344,328	3,287,965	943,637	71.3%
SEWER TREATMENT	139,767	1,178,562	1,875,656	697,094	62.8%
INDUSTRIAL PRETREATMENT	-	2,149	33,150	31,001	6.5%
SEWER DEBT SERVICE	155,774	158,549	161,572	3,024	98.1%
TOTAL EXPENDITURES	795,950	3,715,005	5,407,386		68.7%
REVENUE OVER(UNDER) EXP.	(322,662)	(92,983)	(0)		
TRASH & RECYCLING FUND					
REVENUE					
CHARGES FOR SERVICES	195,548	1,743,049	2,247,795	504,746	77.5%
SALE OF SUPPLIES	160	6,714	5,495	(1,219)	122.2%
INCOME FROM INVESTMENTS	2,207	19,275	1,000	(18,275)	
TOTAL REVENUE	197,914	1,769,038	2,254,290		78.5%
TRANSFER FROM RESERVES	29,187	-	295,574		
TOTAL REVENUE AND RESERVES	227,101	1,769,038	2,549,864		
EXPENDITURES					
RECORDS & COLLECTION	2,501	30,507	61,055	30,548	50.0%
SANITATION OPER & ADMIN	136,364	1,359,862	2,488,809	1,128,947	54.6%
TOTAL EXPENDITURES	138,865	1,390,369	2,549,864	1,159,495	54.5%
REVENUE OVER(UNDER) EXP.	88,236	378,669	(0)		
BLACK CANYON GOLF COURSE					
REVENUE					
GOLF ROUNDS	72,676	590,965	253,700	(337,265)	232.9%
ANNUAL MEMBERSHIPS	600	167,693	113,500	(54,193)	147.7%
OTHER SALES	10,852	128,190	336,500	208,310	38.1%
TRANSFER FROM GENERAL FUND	57,924	521,312	695,083	173,771	75.0%
TOTAL REVENUE	142,051	1,408,161	1,398,783		100.7%
EXPENDITURES					
TURF MAINTENANCE OPERATIONS	34,625	302,292	594,549	292,257	50.8%
BUSINESS OPERATIONS/CLUBHOUSE	37,741	396,491	495,904	99,413	80.0%
RUSTY PUTTER RESTAURANT	18,025	200,541	308,330	107,789	65.0%
TOTAL EXPENDITURES	90,392	899,324	1,398,783	499,459	64.3%
REVENUE OVER(UNDER) EXP.	51,659	508,837	-		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
INTERNAL SERVICE FUNDS					
REVENUE					
SHARED SERVICES	-	30,356	74,903	44,547	
CHARGES FOR SERVICE	100	820	2,483	1,663	
SALE OF ASSETS & EQUIPMENT USAGE	497,572	4,498,653	7,381,398	2,882,745	60.9%
INCOME FROM INVESTMENTS	12,163	103,475	18,000	(85,475)	
TOTAL REVENUE	509,835	4,633,304	7,476,784		62.0%
TRANSFER FROM RESERVE	571,619	833,777	194,451		
TOTAL REVENUE AND RESERVES	1,081,454	5,467,081	7,671,235		
EXPENDITURES					
FLEET MANAGEMENT	190,537	2,673,036	3,339,808	666,772	80.0%
INFORMATION SERVICES	108,298	1,584,998	2,201,428	616,430	72.0%
FACILITY MANAGEMENT	129,480	1,176,742	2,129,998	953,256	55.2%
TOTAL EXPENDITURES	428,314	5,434,776	7,671,235	2,236,459	
REVENUE OVER(UNDER) EXP.	653,141	32,304	0		
HEALTH & DENTAL MGMT FUND					
REVENUE					
WESTCO PREMIUMS	25,387	132,606	300,000	167,394	44.2%
REFUNDS & REBATES	-	94,637	505,000	410,363	18.7%
INCOME FROM INVESTMENTS	12,304	103,185	15,000	(88,185)	687.9%
FROM OTHER FUNDS WITHIN THE CITY	197,087	1,624,504	2,005,000	380,496	81.0%
TRANSFER FROM RESERVES	58,140	321,086	270,600		
TOTAL REVENUE	292,918	2,276,018	3,095,600		73.5%
HEALTH & DENTAL PREMIUMS & CLAIMS	288,665	2,248,120	3,095,600	847,480	72.6%
REVENUE OVER(UNDER) EXP.	4,253	27,898	-		
MRD SALES AND USE TAX					
REVENUE	267,036	2,083,622	2,466,719	383,097	84.5%
EXPENDITURE	247,817	1,597,359	2,466,719	869,360	64.8%
REVENUE OVER(UNDER) EXP	19,220	486,263	-	(486,263)	