



CITY COUNCIL WORK SESSION
Tuesday, January 2, 2024 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

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. To allow time to book this resource, please email planningmail@cityofmontrose.org at least three (3) days before the meeting.

1) DISCUSSION ITEMS

- A) 1910 Market & Restaurant Project (15 minutes)
Staff: Anthony Russo, Business Development
- B) Daily Bread Building Asbestos Abatement Request (15 minutes)
Staff: Anthony Russo, Business Development
- C) Flex Park Construction Contract Award (10 minutes)
Staff: City Engineer Scott Murphy
- D) Montrose City Hall Facade Design Update and Presentation (30 minutes)
Staff: Public Works Director Jim Scheid and Guest Blythe Group
- E) Montrose City Hall Facade Project CMGC Contract Award Recommendation (15 minutes)
Staff: Public Works Director Jim Scheid
- F) Deed of Easement Authorization for Rathbone Hotel (15 minutes)
Staff: Public Works Director Jim Scheid
- G) Streetlight Upgrade Project Year 2 Authorization (15 minutes)
Staff: Public Works Director Jim Scheid
- H) 2024 Vehicle and Equipment Purchase Recommendation (10 minutes)
Staff: Public Works Director Jim Scheid and Fleet Superintendent Shane Brandt
- I) 2024 Annual Annexation Report and 3-Mile Plan (10 minutes)
Staff: Planning Manager Jace Hochwalt

2) STAFF REPORTS

- A) Public Works Snow Operations and Website Update (10 minutes)
Staff: Public Works Director Jim Scheid and Streets Superintendent Nik Pridy

3) GENERAL CITY COUNCIL DISCUSSION



CITY OF MONTROSE

OFFICE OF THE CITY MANAGER



William E. Bell, City Manager
Direct Dial: 970.901.8580
E-mail: wbell@ci.montrose.co.us

Summary Sheet

Applicant: 1910 Market & Restaurant

Property: 232, 238, & 242 E. Main Street, Montrose, CO 81401

Total Project Costs - \$2,671,700

Total Kitchen Equipment Costs - \$286,841

Total Allowable (Non-Applicable Items Removed) – \$160,195

BUILDING REQUIRED KITCHEN EQUIPMENT	
PRODUCT NAME	COST
HOOD AND ANSUL SYSTEMS	\$61,875
WALK IN COOLER 8 X 12	\$18,699
WALK IN FREEZER 8 X 12	\$21,484
WALK IN COOLER 4 X 6	\$11,534
WALK IN COOLER 6 X 10	\$15,966
GREASE TRAP	\$3,949
60" RANGE / 60" GRIDDLE / 2 CONVECTION OVENS	\$17,809
36' RANGE / 24' CHARBROILER / 2 BURNER	\$8,879
Total Kitchen Equipment Cost	\$160,195

If approved as requested, the applicant will receive \$160,195 to support the purchase of a full kitchen to be used by 1910 Restaurant and, in support of, an adjacent Retail Market. The kitchen will be the property of Twinso Holdings, LLC, and will remain with the building.

This discussion was started in early 2023 and the kitchen application has been expected for several months. The difference in the kitchen cost and ask is due to the removal of several items that were not covered under the grant program.

Five Year Revenue Projections and Taxes Raised

Division	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
Market Food	\$ 1,110,200	\$ 1,221,220	\$ 1,343,342	\$ 1,477,676	\$ 1,625,444	\$ 6,777,882
Restaurant Food	\$ 568,880	\$ 625,768	\$ 688,345	\$ 757,179	\$ 832,897	\$ 3,473,069
Bar Sales	\$ 299,000	\$ 328,900	\$ 361,790	\$ 397,969	\$ 437,766	\$ 1,825,425
Total	\$ 1,978,080	\$ 2,175,888	\$ 2,393,477	\$ 2,632,824	\$ 2,896,107	\$ 12,076,376
Tax Type	Tax Rate	Total Paid				
City Sales Tax	3.00%	\$ 362,291				
Restaurant	0.80%	\$ 42,388				
Total Paid:		\$ 404,679				



10/31/2023

Anthony Russo

City of Montrose

Business Development

RE: Grant Program for **Main and Townsend LLC dba 1910 Market & Restaurant.**

In accordance with the IGA dated September 19th, 2017 Region 10 will provide analysis of business loan and incentive requests including grant applications for the purpose of business development.

Background: A grant application for **Main and Townsend LLC dba 1910 Market & Restaurant** was received in the amount of **\$286,841.00: Two Hundred, Eighty-six, Thousand, Eight Hundred and Forty-one dollars and no/100s**. All requested information has been submitted by the borrower. **This is a request for a full kitchen, restaurant and market build out, located at 232, 238, and 242 E Main Street, Montrose, Colorado.**

The Total Project cost is estimated at \$2,671,700.00. The owners will be investing \$375,000 of personal capital into this project. They are securing \$1,125,000.00 from 3rd party investors, and commercial lending sources; including this grant request for \$286,841.00 from the City of Montrose.

The company is in good standing with the Colorado Secretary of State having registered on **07/18/2023**.

Financial Analysis: NARRATIVE ONLY:

Dixon Walne and Lindsey Fishing have worked in the food/restaurant industry for over 20ys and have a strong management background in the food services business. They have provided a five-year revenue and Tax Revenue Generated Spread sheet. It reflects an operation that is projecting very strong Total Sales Revenue for the five-year period of **\$12,076,356**. This equates to a City Sales Tax revenue for that same period of **\$362,291** and **\$42,388** in Restaurant Tax Revenue, for at total estimated tax revenue collected of **\$404,679**.

Request: The Grant Request in the amount of **\$286,841.00**. This was accompanied by a detailed spreadsheets for all equipment and costs of construction.

Scope of Work: Complete Kitchen Buildout and purchase of all kitchen equipment. (Detailed Spreadsheet is included with their application package.

Conclusion: Based on the purpose of the Kitchen grant program, the total cost of the project and the high visibility of this high-profile downtown business this grant request is highly recommended.

Sincerely,

Matthew Evans

Loan Fund Counselor

Subject: Online Form Submittal: Business Opportunity Fund Pre-Application

Date: Friday, May 19, 2023 at 6:11:19 AM Mountain Daylight Time

From: noreply@civicplus.com

To: wbell@cityofmontrose.org, arusso@cityofmontrose.org, dspear@ci.montrose.co.us

Business Opportunity Fund Pre-Application

Get your application started!

Thank you for your interest in the Montrose Opportunity Funds.

*Please complete and submit this simple form to begin the qualification process.
We will be in touch with you shortly about your application.*

General Information

Business Name and/or Property Address: 1910 Market and Restaurant

Primary Contact First Name*: Dixon

Primary Contact Last Name*: Walne

Business Address 1: 61537 Longview Trl

Business Address 2: *Field not completed.*

City: Montrose

State: CO

ZIP: 81403

Phone Number: 19704024585

Email Address: dixonwalne@msn.com

How did you hear about the Opportunity Funds? Anthony Russo

Business Information

Is the business/property currently located in the downtown district? No

If not, when will the business open in the district? 4/1/2024

Business and/or Property Description: Property will be a mixed use development (restaurant/ market/ 4 housing units) with indoor & outdoor seating. The restaurant will bistro style food with a full bar. The market will serve scratch made

prepared foods for dine in or carry out, bakery, groceries, and products made by other local producers.

Bank Used for Business Purposes:	undecided
Bank Contact Person:	undecided
Date of Business Opening/Property Purchase:	6/15/2023
How many people are currently employed by the business?:	3 owner / managers - staff potential for 10-15 fulltime jobs
Federal EIN#:	93-1440651
Business Structure:	Limited Liability Corporation (LLC)
Does the business own the property where it is located?	Yes

Project Information

Purpose of Project:	Other
If other, please describe:	232/238/242 E. Main
Project Description:	Four separate projects will take place at the building: 1. New Commercial Kitchen Building Addition - total size approximately 1578sf - Property includes a 45' x 50' vacant pad off the south wall of the existing structure. This space will be used to construct a new commercial kitchen in a new free-standing building. The new kitchen building will have an extended roof line and side walls (where needed) to allow for covered pass-through access to the existing building. The commercial kitchen will service both first level tenant spaces. 2. First Floor West Tenant Space - New restaurant concept 3. First Floor East Tenant Space - 2,000 SF Market 4. Second Floor - 4000sf - 4 Residential Apartments.
Please provide a short description of how you would like to use the loan funds:	1. Building Construction - Seeking assistance to develop the property. 2. Restaurant Kitchen - Seeking funds to help build commercial kitchen
Total Estimated Project Costs:	2,617,700

Proposed Sources of Funds: Owner investment - \$375,000
 Lending - \$1,125,000 (3rd party investors, commercial lending or
 other resources, grants if approved)

The following information is required during the application process. Please indicate whether or not you will be willing and able to provide the following information.

A personal financial statement (for anyone owning a 20% or greater stake in the business)	Yes
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Two years of past tax returns	Yes
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Two years of past financial statements	Yes
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Cash flow projections, balance sheet, and income statement for a minimum of twelve months	Yes
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Disclaimer & Signature

I certify that my answers are true and complete to the best of my knowledge and that intentional misrepresentations or omissions may be cause for the rejection of my pre-application.

Your electronic signature below indicates your agreement with the following statements: By typing my name in the following box and clicking submit button I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing my loan pre-application and information.

Applicant Signature:	Dixon Walne
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Email not displaying correctly? [View it in your browser.](#)



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242 E Main St

No reviews

Montrose, CO 81401

242 E. Main Street, Montrose, CO 81401



Don't see what you're looking for?

Try Google Search instead

Should this place be on
Google Maps?

[Add a missing place](#)



You've reached the end of the list.

1910 Market & Restaurant

October 24, 2023

Introduction:

It was a sunny day in July when four friends stumbled upon an old historic building that needed a lot of work, a dose of imagination and the willingness to take a chance on a concept that we have been planning for years. Each partner has a strong background in customer service, the restaurant industry, nutrition science and product/brand development and our plan is to create a third-place space for our community. This involves a multifaceted project that incorporates all 4 types of motivation in that it brings us creative fulfillment, professional reward, personal satisfaction and, most importantly, social connection with this amazing little town that we love. We appreciate your time reviewing our grant proposal which outlines our project and our hope for financial support from the City of Montrose.

Executive Summary:

Two of the Main & Townsend LLC partners grew up in Montrose and moved back to the area with their spouses to be close to their families and the beautiful San Juan Mountains. We have planted roots here and feel a responsibility to help reinvigorate downtown so that there is a pulse and a feeling of community and connection. There is no easier place to create that feeling than around a table filled with food. New research from a study out of Oxford shows that communal eating increases social bonding and feelings of well-being and enhances one's sense of contentment and belonging within the community. And yet, more and more people are eating alone. We hope to change that trend on several levels. With the Daily Bread restaurant closing and limited catering options available in town, we hope to fill that void with 1910 Market. Our vision is to offer prepared foods and groceries with an emphasis on simple baked goods, breakfast options, fresh prepared and frozen entrees to-go and a catering menu. We also plan to host "Supper Clubs" to bring groups of people together in a social setting and develop a preceptorship with CSU's nutrition science program and CMU's culinary program. Finally, we would like to participate in USDA's new model for incentivizing fruit and vegetable purchases among participants in the Supplemental Nutrition Assistance Program (SNAP). These services and programs will all be offered at 1910 Market. East of the property is Demoret Park and we are very interested in contributing to updating and enhancing this space to make this corner an inviting public area.

The 1910 Restaurant will be our "work-horse" which will feature a seasonally appropriate menu to highlight local farmers/ranchers/producers with the intention to offer menu items that promote health and wellness. We already work with many local producers and are creating partnerships to highlight their products in our business. We own a restaurant in Fort Collins, CO and this will be the 15th year of ownership with annual sales averaging 1 million. We pride ourselves on the quality of food but, maybe more importantly, what we are most proud of is that we have incredible employee retention (average employee tenure >8 years) because we like to think we take care of our employees like family.

We have started construction with plans to open the 1910 Restaurant mid-Summer 2024 and the 1910 Market Fall 2024. Our budget for completing the project in its entirety is set for \$2,612,700, this includes the purchase cost of the building. We would like to be considered for the grant funds designated for the commercial kitchen build-out. We are asking for \$286,799 to support both kitchens, the prep kitchen for the market as well as the kitchen to support the restaurant. We

plan to build a new structure for the shared kitchen which will be located on the back part of the lot that will not disturb the historic original building.

Our full budget also includes restoring the 4,000sq ft of residential space on the second floor of the building. We understand the housing crisis in Montrose and plan to offer 4 long-term apartment rentals. The upstairs is in disrepair and will require major demo/renovation.

Success of this project depends on two key factors. One, we need to be flexible with our plans to meet the needs of our community, this is ever-evolving, and will likely affect our menu, our staffing plans, and hours of operations etc. Two, we need to nurture cohesive and support partnerships with the City of Montrose, other business owners downtown and our patrons. Our goal is to be a business that the city can rely on for the long-haul to contribute tax revenue and a highlighted space and improved aesthetic for the corner of Main St and Townsend Ave.

GENERAL INFORMATION

Property Address: 232, 238, & 242 E. Main Street, Montrose, CO 81401
Property Owner: Main & Townsend LLC (building)
Date of Purchase: 2023.8.30
Business Structure: Limited Liability Corporation (LLC) - Member Managed
Federal EIN# 93-251-3767
Members: Zak Danielson 25%, Sarah Glatfelder 25%,
Lindsey Fishing 25%, Dixon Walne 25%
Registered Agent: Dixon Walne dixonwalne@msn.com
(additional contact information available by request)

Restaurant Address: 232 E. Main Street, Montrose, CO 81401
Market Address: 238 E. Main Street, Montrose, CO 81401
Business Owner: Twinso Holdings, LLC
Business Structure: Limited Liability Corporation (LLC) - Member Managed
Federal EIN# 93-2513767
Members: Lindsey Fishing 50% and Dixon Walne 50%
Registered Agent: Dixon Walne dixonwalne@msn.com
(additional contact information available by request)

Projected Opening Date Restaurant & Market - 2024.5.15
Residential Tenant Spaces - Available for rent 2024.5.1

Project Descriptions:

Essentially, five separate projects will take place at the building ultimately dividing the property into two separate businesses owned and operated by Main & Townsend LLC.

1. New Commercial Kitchen Building Addition - total size approximately 1578sf - Property includes a 45' x 50' vacant pad behind the existing historical building. This space will be used to construct a new building for a commercial kitchen. The kitchen building will have an extended roof line and side walls (where needed) to allow for covered pass-through access to the existing building. The commercial kitchen will service both first level tenant spaces.
2. First Floor West Tenant Space - total size approximately 2000sf - Location for a new restaurant concept with a confirmed lease commitment from Twinso Holdings, LLC that will operate the business.
3. First Floor East Tenant Space - total size approximately 2000sf - Location for a gourmet grocery market food service concept with a confirmed lease commitment from Twinso Holdings, LLC that will operate the business.
4. Exterior Facade Renovation: The store front windows are single pane, structurally unsound and not tempered. We would like to replace the existing storefront windows and add new windows/doors on the east side to improve curb appeal while still maintaining the historic significance by highlighting the "period of significance" which is 1910-1950 when we select windows, trim, awnings etc .
5. Second Floor - approximately 4000sf - Renovations to create 4 long term residential housing apartments.

Total cost to complete all projects estimated at \$2,612,700 (property purchase cost included). Total square footage once all projects completed - approximately 9578sf

Grant Request:

City Commercial Kitchen Grant of up to \$286,799. Total estimated project cost is \$2,612,700. The kitchen grant funds will be used to help pay for eligible costs and purchases necessary to complete the commercial kitchen and restaurant buildout including (but not limited to) all aspects of construction, permits, machinery appliances, furniture, fixtures, and equipment.

Main & Townsend LLC owns the property free and clear, purchased 8.30.2023 for \$1,100,000. The owners have already committed more than \$750,000 to the project from personal funds and commercial loans with contingency plans for more capital in place. Twinso Holdings, LLC will lease the two lower-level commercial tenant spaces and commercial kitchen from Main & Townsend LLC.

1910 MARKET & RESTAURANT

1910 RESTAURANT BUSINESS DESCRIPTION:

Our top priority is to consistently offer well prepared food, personable service, and a great atmosphere. The restaurant at 1910 will feel like a place that has always been there by embracing the western culture that surrounds us. Eating out is expensive, but the convenience and entertainment of dining out should still be affordable to everyone. Most people would agree that a great burger is hard to beat, and every town should have a laid-back place frequented by locals yet uniquely memorable for visitors. Local beef and other proteins (plus vegetarian/vegan options), scratch prepared sides, and rotating seasonal specials will be the focus on the menu. All patrons will feel welcomed, and the atmosphere will be an enjoyable place for kicking back and spending time with friends - or making new ones.

1910 MARKET BUSINESS DESCRIPTION:

Over the past 5 years, cooking at home has become more prevalent for most people but the time to prepare a variety of great meals is not a luxury (or skill) everyone has. In 2021, the hottest food trend of the year was prepared meals to take home. Nationally, grocery stores have vastly expanded this segment of business and restaurants have experienced a surge in delivery and takeout.

The Market at 1910 will be a place where customers can purchase scratch-made, epicurean foods to take home or eat-in at the market. Dining out has become noticeably more expensive because protein and labor prices are at record highs forcing restaurants to charge more for their products. The market will offer a variety of options helping customers enjoy better meals while saving money. Fully prepared, ready-to-eat meals will also be available along with other scratch made convenience items like frozen soups, bake off items (lasagna, enchiladas, & other casserole style dishes), and time / labor saving products like sauces and dressings. The market will also be capable of preparing food for catering and large groups to pick up (up to 1000 people).

The items available at the market will feature seasonally available produce, sourced as much locally as economically possible, catering to customer requests and demand, while allowing room for adaptability. The owners have an extensive background of complementary skills to accomplish these goals and the ability to grow the market business over time.

Experience:

Twinso Holdings, LLC is owned by Dixon Walne & Lindsey Fishing. Dixon has worked in the food/restaurant industry for over 20 years and Lindsey has an extensive background in nutrition, menu planning, and working in the wellness industry. Lindsey's family has lived in Montrose for over 40 years working in the agricultural community. Together, we have strong ties to farmers and ranchers in the area which creates a unique situation to offer produce and proteins from our neighbors and friends.

DIXON WALNE: Restaurant Owner/Operator:

- ☐ 2017 to present - Produce Broker & Food Safety Consultant representing local farmers (crops: onions, sweet corn, asparagus)
- ☐ Owner / Kitchen Manager - Mo Jeux's Bar & Grill in Fort Collins, CO 2008-2017 (Silent partner 2017-present)
- ☐ Process Control Qualified Individual (PCQI) - Certified for developing food safety plans for processed foods/Hazard Analysis Critical Control Point (HAACP) Programs
- ☐ Sysco Foodservice - 7 years street sales / menu & profit development / annual awards
- ☐ 10+ years restaurant work experience

BUILDING REQUIRED KITCHEN EQUIPMENT				
PRODUCT NAME	COST	MANUFACTURER	DIMENSIONS	ECS
HOOD #1 - PREP KITCHEN	\$ 20,625	HALIFAX	12' X 48"	575LBS, 115/230V
HOOD #2 - PREP KITCHEN	\$ 20,625	HALIFAX	12' X 48"	575LBS, 115/230V
HOOD - GRILL KITCHEN	\$ 20,625	HALIFAX	12' X 48"	575LBS, 115/230V
WALK IN COOLER 8 X 12	\$ 18,699	MASTER-BILT QODB87812-C	96W x 144D x 103H, (124h w/ REF UNIT), 26" DOOR	2264LBS, 8.38 amps, 60 hertz, 208-230V, PLUG NEMA 6-15P
WALK IN FREEZER 8 X 12	\$ 21,484	MASTER-BILT QSF87812-C	96W X 155D X 103H, (128H w/ REF UNIT), 26" DOOR	1950LBS, 12.83 amps, 60hertz, 208- 230V, PLUG nema 6-20P
FEATHER DUSTER	\$ 42	REDECKER	19-2/3"	BLACK
WALK IN COOLER 4 X 6	\$ 11,534	MASTER-BILT QSB7746-C	48W X 72D X 106H, (121H w/ REF UNIT)	803LBS, 7.78amps, 60hertz, 115V, PLUG NEMA 5-15P
WALK IN COOLER 6 X 10	\$ 15,966	NORLAKE KODB87610-C	72W X 120D X 103H, (124H w/ REF UNIT)	1683LBS, 6.38 amps, 60 hertz, 208-230V, PLUG NEMA 6-15P
GREASE TRAP	\$ 3,949	ENDURA XL 40100A04MT		100GPM
REQUIRED EQUIPMENT TOTAL	\$ 133,549			
Marketplace Prep Kitchen				
60" RANGE / 60" GRIDDLE / 2 CONVECTION OVENS	\$ 17,809	GARLAND G60- G60CC	59-1/16W X 38-3/8D X 57H	866LBS, NATURAL GAS, 120V
60" RANGE / 10 BURNER / 2 CONVECTION OVENS	\$ 23,882	IMPERIAL PRO IR- 10-CC	60W X 38-1/2D X 56-1/2H	980LBS, NAT GAS, 6amps, 120V, PLUG NEMA 5-15P
DOUBLE STACK CONVECTION OVEN	\$ 5,479	COOKING PERMORMANCE GROUP	38W x 43D x 68H	NAT GAS / 120V / 5.9amp / 108K BTU
36" CHARBROILER / GRILL	\$ 6,053	GARLAND GTBG36-AR36	35-7/16W x32Dx13H	NAT GAS, 108k BTU
FRYER #1	\$ 1,299	ANANTCO FF100	21W X 34-1/4D X 47-1/8H	70-100LB, CASTERS, 150k BTU, NAT GAS
30 GAL TILT SKILLET - NAT GAS	\$ 25,905	GROEN	38.5W x 39.75D x 43 15/16H	NAT GAS / 115V /5 amp / 60 hertz / 104K BTU
STAND UP MIXER	\$ 5,797	VOLLRATH 40758	25W x 24-1/2D x 47-7/8H	120V, 16 amps, 60 herts, PLUG NEMA 5-20P\
55# PRESSURE TUMBLER	\$ 2,366	PROCUT KMV-25	32Wx17-11/16dx22H	120V, 60 hertz
TURBO CHEF	\$ 18,001	BULLET	21-3/16W x 27-1/2D x 23H	208/240V, 30 amps, 60 hertz, PLUG NEMA 6- 30P
3 COMPARTMENT SINK	\$ 2,238	REGENCY	112"W x 29-1/2D x 45-3/8H	
ICE MACHINE	\$ 9,161	SCOTSMAN NH1322A-32 PRODIGY PLUS SERIES	22w X 24d X 27h	208-230V, 60 hertz
PREP KITCHEN EQUIPMENT TOTAL	\$ 117,990			
Restaurant Equipment Total				
60" RANGE / 60" GRIDDLE / 2 CONVECTION OVENS	\$ 17,809	GARLAND G60- G60CC	59-1/16W X 38-3/8D X 57H	866LBS, NATURAL GAS, 120V
36" RANGE / 24" CHARBROILER / 2 BURNER	\$ 8,879	VULCAN 36S- 2B24CBN	36W X 34D X 58H	NATURAL GAS
FRYER #1	\$ 1,299	ANANTCO FF100	21W X 34-1/4D X 47-1/8H	70-100LB, CASTERS, 150k BTU, NAT GAS
FRYER #2	\$ 1,299	ANANTCO FF100	21W X 34-1/4D X 47-1/8H	70-100LB, CASTERS, 150k BTU, NAT GAS
60" COLD PREP TABLE	\$ 2,449	AVANTCO	60.25W x 31D x 42 3/8H	115V, 2.5amps, 1285BTU
3 WELL HOT PREP TABLE \$869	\$ 869	SERVL T	43 3/8W x 30 3/16D x 34H	1500 WATT, 120V, 12.5 amps, 60 hertz
4 WELL HOT PREP TABLE	\$ 1,049	SERVL T	57 3/8W x 30 3/16D x 34H	2000 WATT, 120V, 16.7amp, 60 hertz,
REACH IN FREEZER	\$ 1,649	AVANTCO	29W x 25.5D x 82.5H	15.6 CU FT / 115V / 2.62amps / 60 hertz / 2080 BTU / R-290
Restaurant Equipment Total	\$ 35,302			
Total Kitchen Equipment Cost	\$ 286,841			

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Main & Townsend LLC

is a

Limited Liability Company

formed or registered on 07/18/2023 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20231737918 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/14/2023 that have been posted, and by documents delivered to this office electronically through 07/18/2023 @ 05:41:16 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 07/18/2023 @ 05:41:16 in accordance with applicable law. This certificate is assigned Confirmation Number 15153499 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Twinso Holdings, LLC

is a

Limited Liability Company

formed or registered on 02/09/2023 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20231159779 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/06/2023 that have been posted, and by documents delivered to this office electronically through 02/09/2023 @ 06:44:41 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/09/2023 @ 06:44:41 in accordance with applicable law. This certificate is assigned Confirmation Number 14685099 .



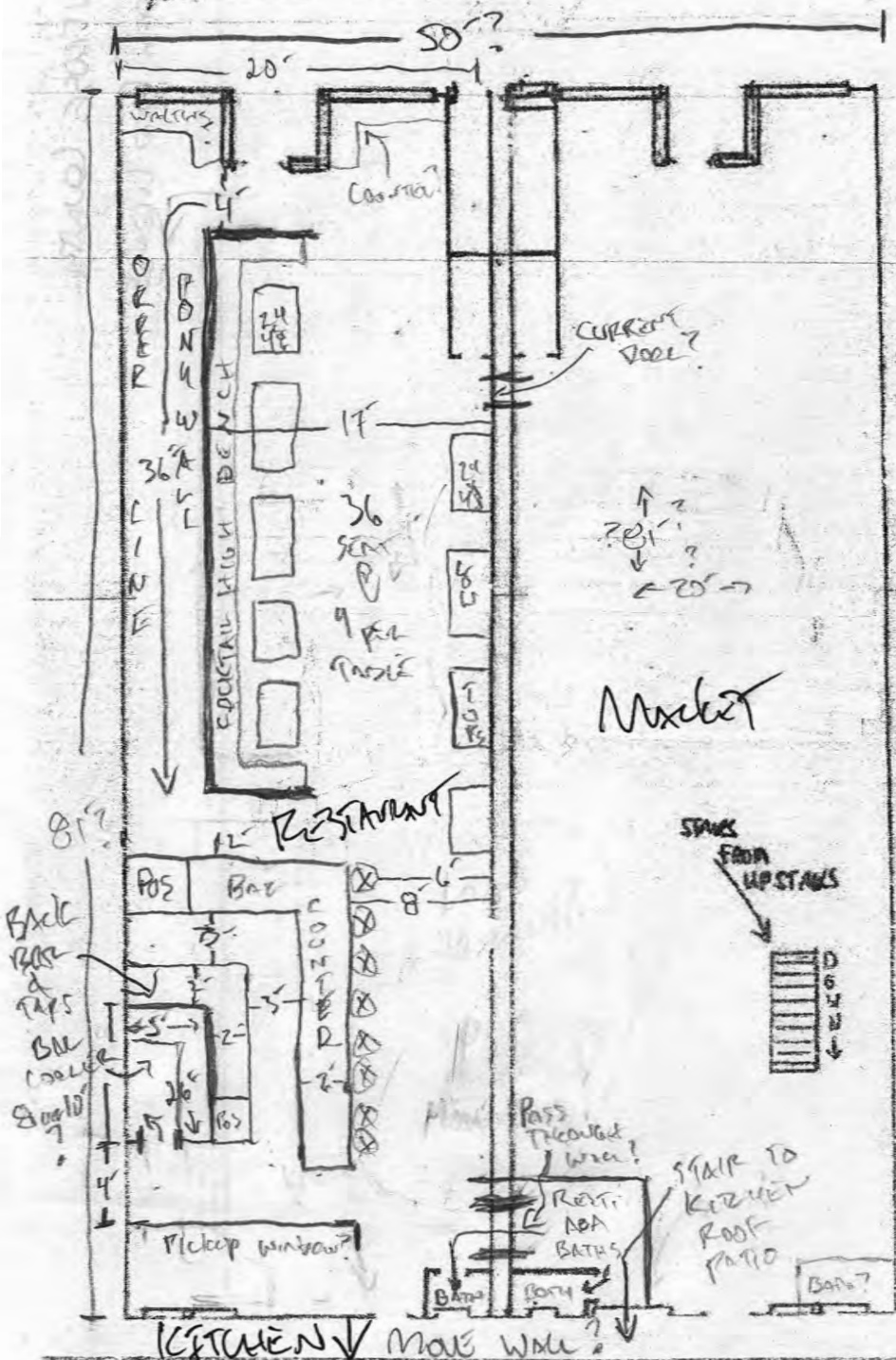
Jena Griswold

Secretary of State of the State of Colorado

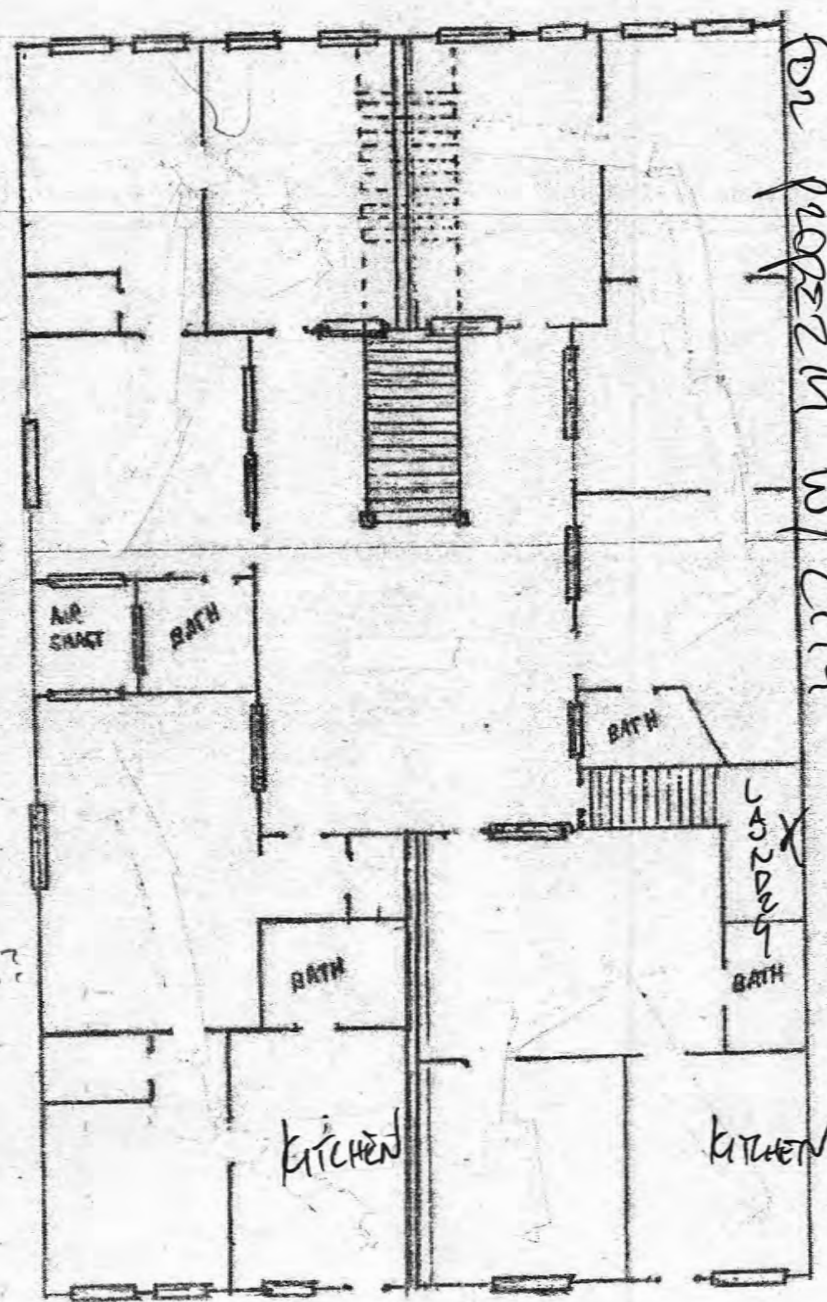
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3/32 SCALE 1st FLOOR MAIN ST.



3/32 SCALE 2nd FLOOR MAIN ST.



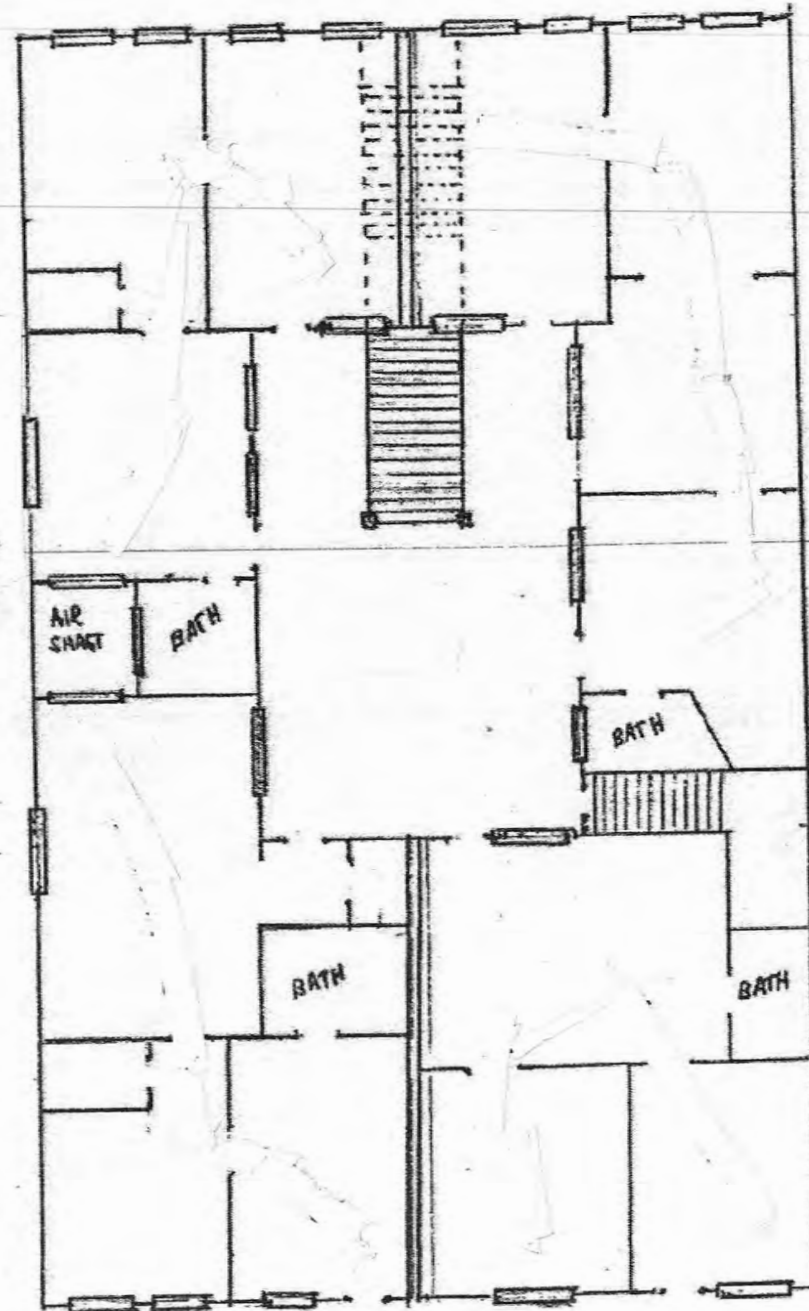
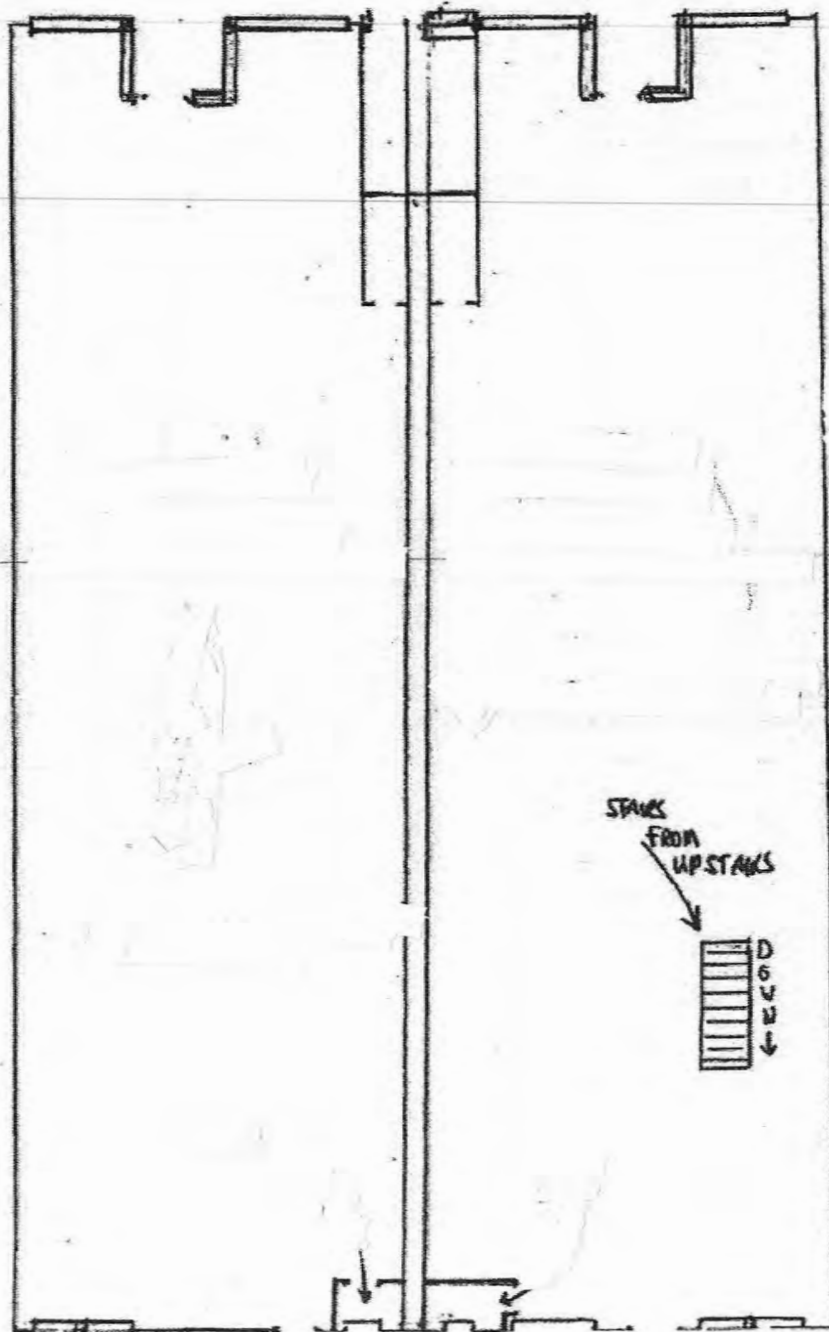
Illustrations only ESTIMATE DO NOT FILE FOR PROPER W/ C/M

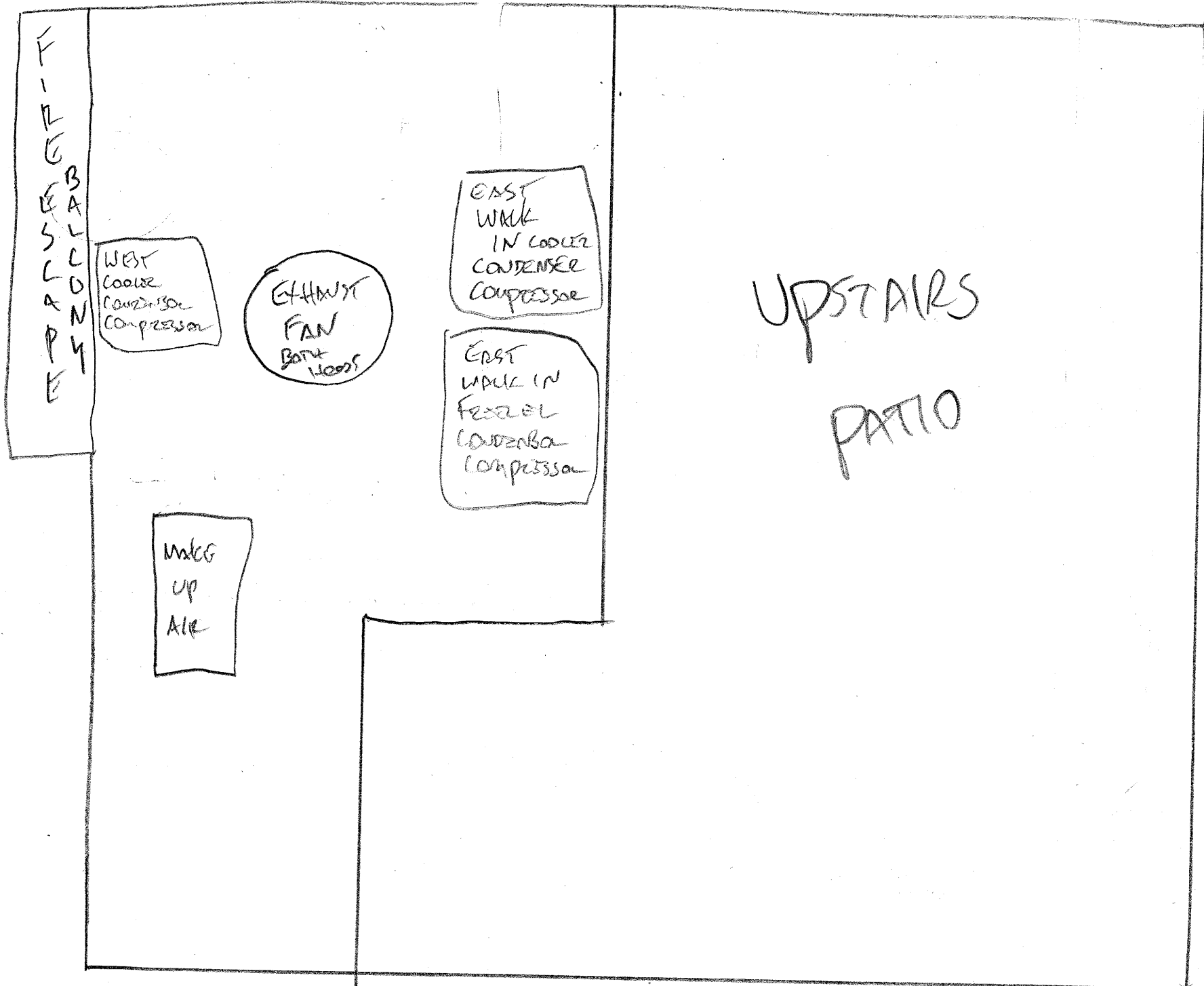
STRUCTURE INTERIOR WIDTHS

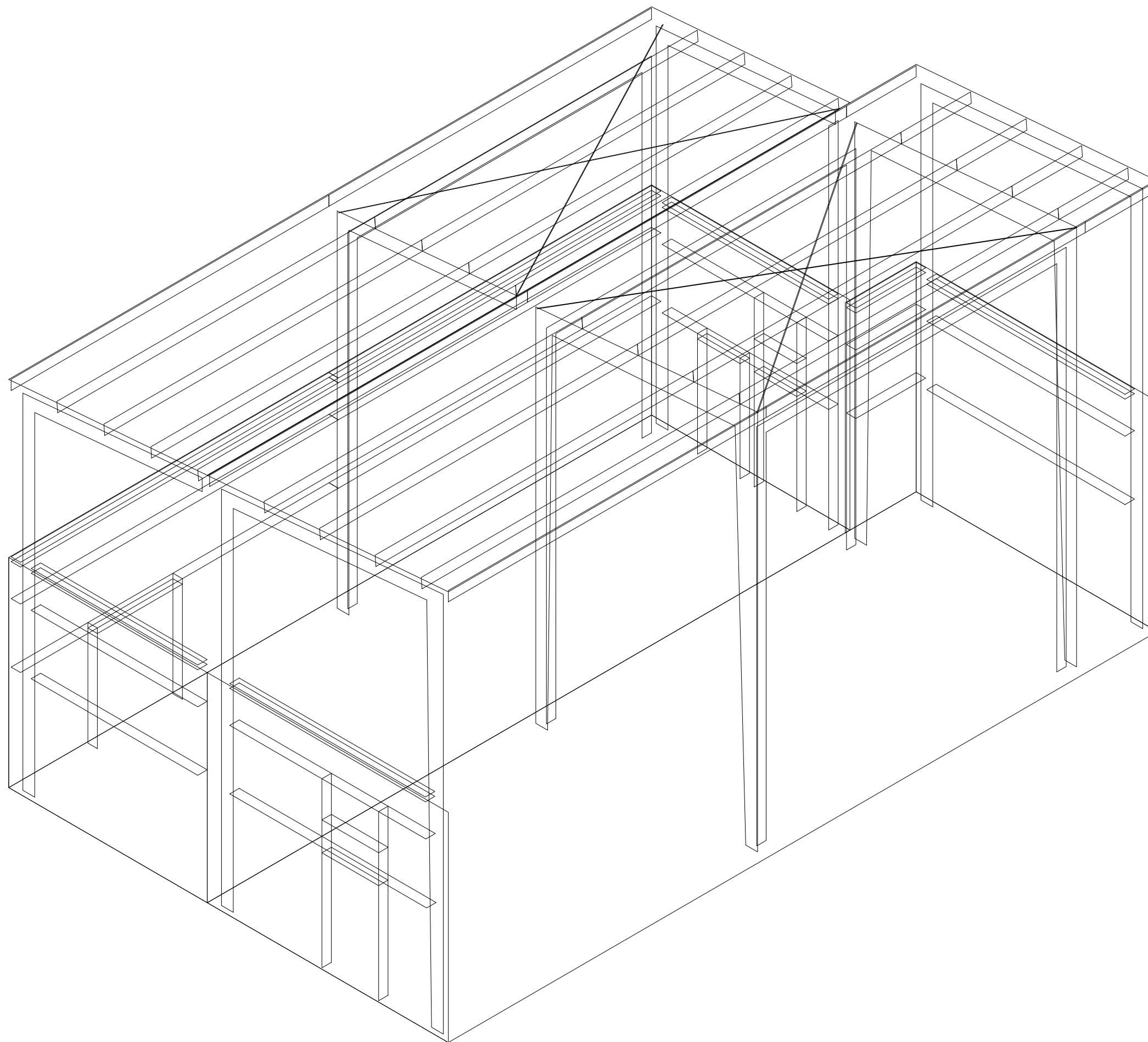
- ACCESS TO RESTAURANT ROOFTOP PATIO?
- Bathrooms?
- Market
- Restaurant
- Bath

NORTH FRONT 3RD FLOOR
3/32 SCALE 1ST FLOOR MAIN ST.

45565502-50 NORTH FRONT SHERMAN ARMY HOSP BLOCK 1000
3/32 SCALE 2ND FLOOR MAIN ST.

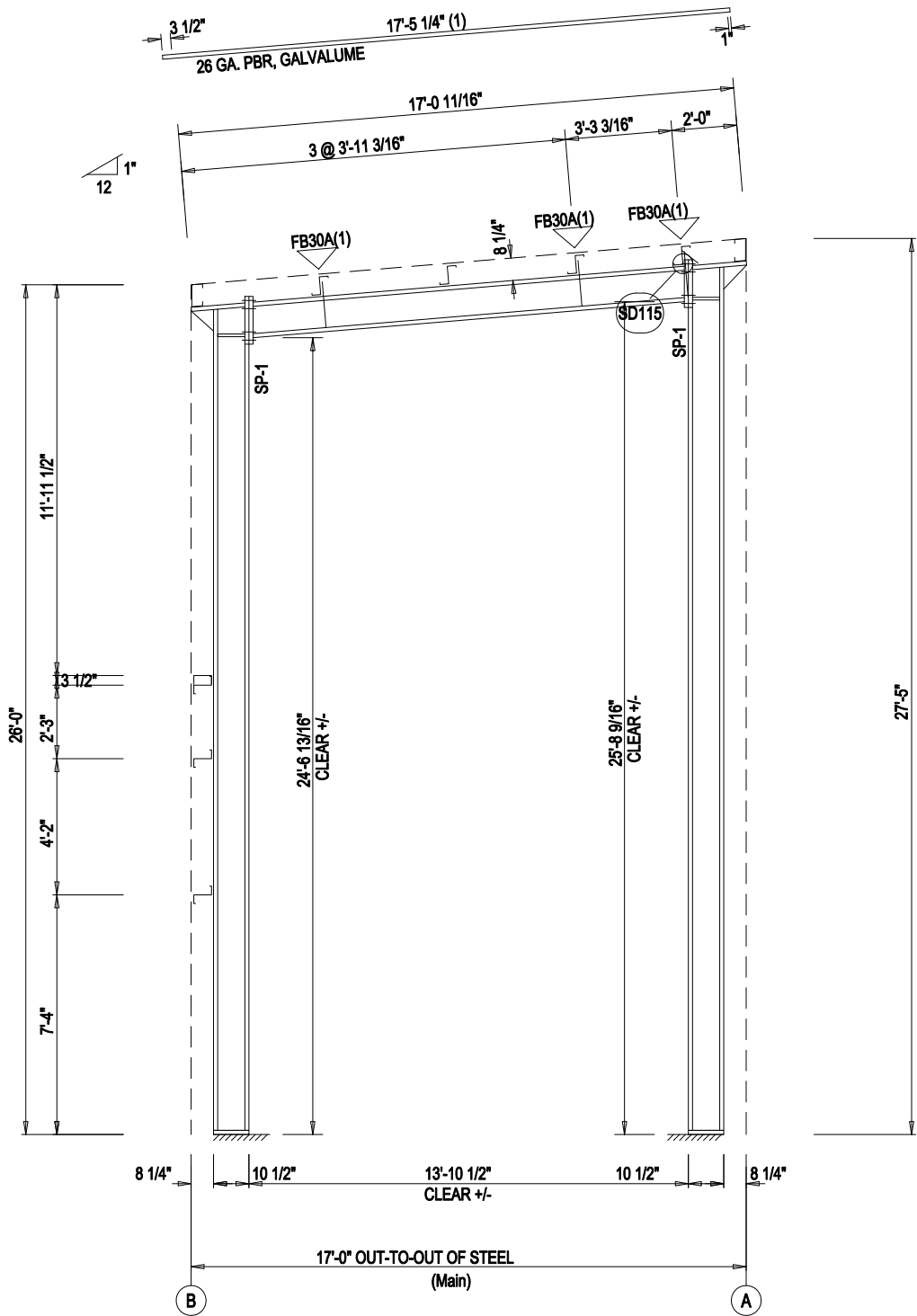






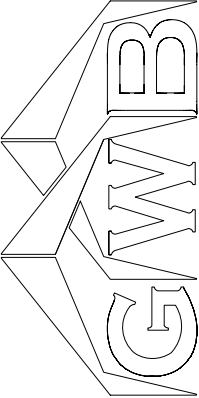
SPLICE BOLT TABLE						
Mark	Qty Top	Qty Bot	Int	Type	Dia	Length
SP-1	4	4	0	A325	5/8"	1 3/4"

▽ FLANGE BRACES: FBxx (1 or 2)
xx=length(in)
(1) One Side; (2) Two Sides
A - 2X2X14Ga



RIGID FRAME ELEVATION: FRAME LINE 4

CUSTOMER NAME: DEALER		ISSUE	DATE	DWN.	CHK.	ENG.
PROJECT NAME: PROJECT		APPROVAL	1/28	MEZ	MEZ	RTS
PROJECT LOCATION:						
PROJECT COUNTY:						
PROJECT END USE:						
CUSTOMER PHONE NUMBER:						
CUSTOMER EMAIL:						
SCALE: N.T.S.						
SHEET NUMBER:						
JOB NUMBER:						
SHEET TITLE:						



3033 S. PARKER RD 12 FLOOR
AURORA, CO 80014
PHONE: (800)-497-2135
WWW.GREATWESTERNBUILDINGS.COM

OF

DixonWalne20230918C

RIGID FRAME ELEVATION

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CONNECTION PLATES		
FRAME LINE 1		
□ ID	QUAN	MARK
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2	4	CL-103
3	4	CL-100

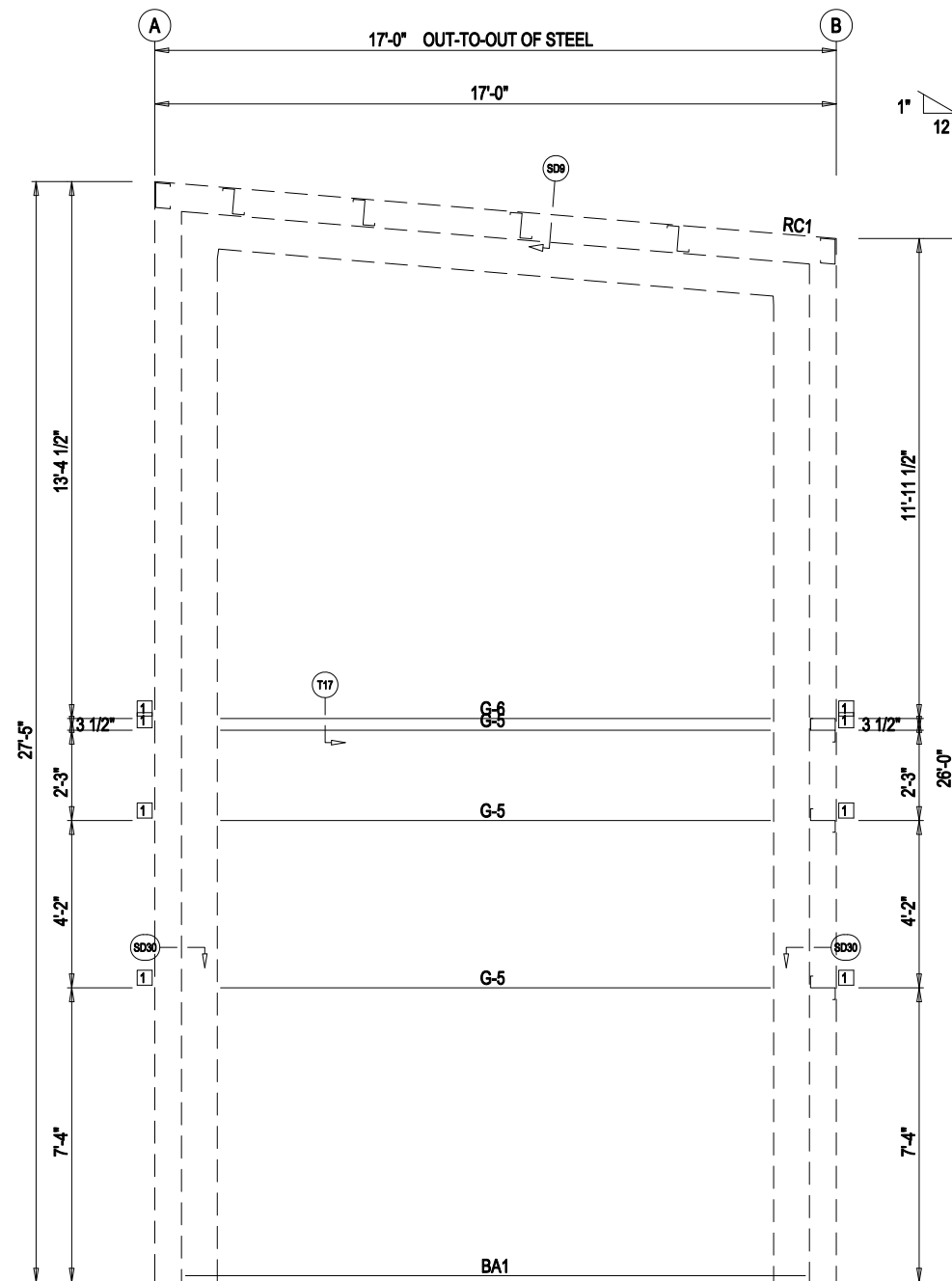
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AURORA, CO 80014
PHONE: (800)-497-2135
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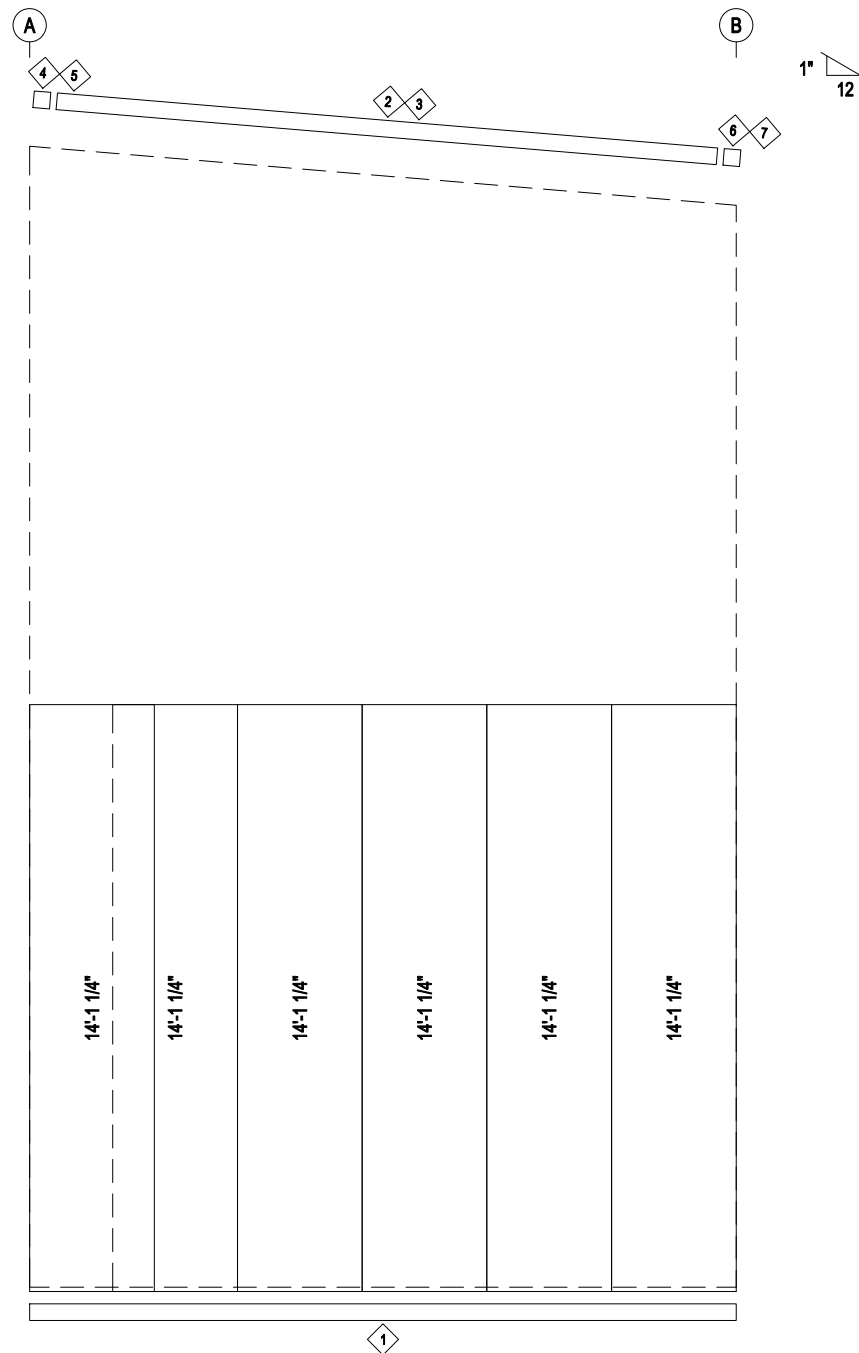
0918C

CUSTOMER NAME	DEALER
PROJECT NAME	PROJECT
PROJECT LOCATION	
PROJECT COUNTY	
PROJECT END USE	
CUSTOMER PHONE NUMBER	
CUSTOMER EMAIL	
SCALE	N.T.S.
SHEET NUMBER	OF
JOB NUMBER	DixonWalne20233

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ENDWALL FRAMING: FRAME LINE 4



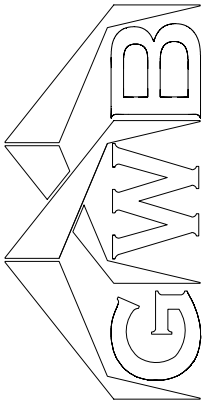
ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 GA. PBR - NEED STD. COLOR

◇ID	QUAN	PART	LENGTH	DETAIL
1	2	FL-60	10'-2"	TD74
2	1	FL-21	7'-1"	TD24
3	2	FL-78	9'-2"	TD25
4	1	FL-21L	11'-2"	TD85
5	1	FL-328L	9 1/2"	TD13
6	1	FL-21R	11'-2"	TD85
7	1	FL-328R	9 1/2"	TD13

MEMBER TABLE			
FRAME LINE 4			
QUAN	MARK	PART	LENGTH
3	G-5		
1	G-6		

CONNECTION PLATES		
FRAME LINE 4		
☐ ID	QUAN	MARK
1	8	4X25Z16

[illegible]

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CUSTOMER NAME:	DEALER
PROJECT NAME:	PROJECT
PROJECT LOCATION:	
PROJECT COUNTY:	
PROJECT END USE:	
CUSTOMER PHONE NUMBER:	
CUSTOMER EMAIL:	
SCALE:	N.T.S.
SHEET NUMBER:	OF
JOB NUMBER	DixonWalne20233

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CONNECTION PLATES		
FRAME LINE 3		
□ ID	QUAN	MARK
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2	6	CL-103
3	4	CL-100

[illegible]

CUSTOMER NAME:	DEALER
PROJECT NAME:	PROJECT
PROJECT LOCATION:	
PROJECT COUNTY:	
PROJECT END USE:	
CUSTOMER PHONE NUMBER:	
CUSTOMER EMAIL:	
SCALE:	N.T.S.
SHEET NUMBER:	OF
JOB NUMBER:	DixonWalne20230

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CITY OF MONTROSE

OFFICE OF THE CITY MANAGER



William E. Bell, City Manager
Direct Dial: 970.901.8580
E-mail: wbell@ci.montrose.co.us

Summary Sheet

Applicant: Alexander Main and Chutes – Craig Hasto, Owner
Property: 344/346 E Main St, Montrose, CO 81401

Project Description

This Historic building is currently occupied by a mental Health facility, salon, barbershop. We currently are getting ready to repurpose the upstairs for 6 office spaces. The old Daily Bread and Creative Corner will become a new full-service restaurant and bar.

This request is focused on the removal of asbestos from the building. Extract was chosen by us because of the amount of savings they were offering compared to their competitors. They were the only company to come in under a 100,000.00. All other bids were 120k and up. With this being said I had to move quickly to secure our spot.

They required a down deposit of 50% which we paid to lock in this savings and to get us on the schedule. Getting this asbestos out is a must considering it's everywhere. In order to get finalizing bids, we need to see what is underneath the asbestos to move forward. Our goal is to restore this historical building back to its original form while updating and complying with today's current codes.

Reason for Request

Costs to restore and renovate the downtown building have been increasing steadily. As a general contractor, I am attempting to mitigate cost wherever possible. We found asbestos in the building that must be removed before work can commence. A tenant is already prepared to move into the restaurant space downtown.

Total Estimated Project Cost: \$1,917,406

Request Budget

Xtract Environmental Services – Asbestos Abatement	\$ 98,375.97
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The total amount represents the asbestos abatement which is about 5% of the total estimated project.



Xtract Environmental Services

237 27 1/4 Rd. Unit #1
Grand Junction, CO 81503
970-852-0400

Client: Craig Hasto
Property: 346 E Main St
Montrose, CO 81401

Operator: CODY

Estimator: Justin Sutherland
Company: Xtract Environmental Services

Business: (970) 260-2257
E-mail: Justin@xtractes.com

Type of Estimate: Other
Date Entered: 10/9/2023 Date Assigned:

Price List: COGJ8X_OCT23
Labor Efficiency: Restoration/Service/Remodel
Estimate: CRAIG_HASTO

Permitting

A state permit is subject to an 11 day processing period from the time the application is submitted. If you agree to this estimate and would like to move forward, please notify us so that we can send over the applicable paperwork to get this process started. This paperwork typically comes via DocuSign for an easy digital signature.

*Emergency waivers are available to reduce this processing period in the event of a water loss, fire loss, or asbestos spill resulting in the concern of a health hazard.

PROJECT SET-UP

We must have electricity and running water through the duration of the project.

*Please notify us if either of these aren't available so we can adjust and provide it.

STAGE 1 Pre-Clean

All unaffected contents of the property will be removed from the abatement area. Our team will wet wipe and HEPA vacuum all surfaces that are not being removed to ensure the integrity of our containment when adhering to said surfaces. *Please remove any pictures, art, collectibles, and small items from the abatement area prior to our arrival. Our crew is happy to assist with any large or bulky items once we are on-site.

STAGE 2 Containment Setup

Decontamination chambers are constructed to ensure our team enters and exits the regulated/abatement area safely. They consist of five 3'x3' pop-up chambers one of which is a portable shower that is connect to a portable water heater and water filtration system that ensures clean water is drained into the sewage system. This "Decon" are will consume a 10'x10' area outside of the regulated/abatement area. Our team will then install critical barriers (6 mil poly) over every window, opening, and vent within the regulated/abatement area. Once we have an airtight seal, negative air machines are installed and vented to the outside to create a negative pressure within the regulated/abatement area so that if there were to be a breach in the containment that no contaminants would escape. The air being exhausted to the outside has been filtered through a HEPA filtration system within the negative air machines and is clean. The negative pressure is measured by a manometer on-site. The team will then beginning protecting all surfaces that are not to be removed by installing one layer of certified 6mil poly on the floor, installing one layer of certified 4mil on the walls, adding an additional layer of certified 6mil on the floor, adding an additional layer of certified 4mil on the walls, and then a final layer of certified 4mil on the ceiling. The two layers on the floor and the two layers on the walls are woven together overlapping 12" to create a watertight seal.

STAGE 3 Gross Removal



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The surfaces that are included in the abatement scope of work are ready to be removed. Throughout the removal, this material will be properly bagged into 6mil asbestos bags, sprayed with amended water until antiquated wet, sealed shut with tape, bagged and sealed a second time and transported through our waste load-out chambers within our decon chambers. This waste is either placed in our trailer or an on-site dumpster to be transported to a regulated area at the landfill.

STAGE 4 Final Clean

Once all the ACM (asbestos containing material) has been removed, our team will begin cleaning. This includes a detailed HEPA vacuuming and wet wiping all surfaces within the regulated/abatement area. Then the removal of the layer of poly on the ceiling, then the first layer of poly on the walls, then the first layer of poly on the floors while simultaneously continuing to HEPA vacuum and wet wipe. The team repeat that process per layer of poly bagging and disposing of all of the poly as ACM waste. After all the poly has been removed, with the exception of the critical barriers, all surfaces are thoroughly cleaned again using the same HEPA vacuuming and wet wipe methods.

STAGE 5 Final Air Clearance

Final air clearances are completed by a third-party Certified Industrial Hygienist. The Hygienist enters into the containment area, completes a visual inspection to ensure that the removal was conducted properly and then uses a leaf blower to agitate the air. They then collect air samples within the regulated/abatement area using pumps and cassettes that they set up. The Hygienist then uses a microscope on-site to read the samples collected and determine if the area has been sufficiently cleaned. NO asbestos fibers can be present for them to pass the inspection.

STAGE 6 Demobilization

Upon receiving passing clearance results, all of the decontamination chamber equipment is de-constructed, negative air machines are sealed and shut off, critical barriers are removed and bagged for waste, and everything is loaded into our trailer. The work site will be left clear of any material, waste, equipment, etc. produced/provided by our team. We like to coordinate this timing with our customers so they are present to certify the project was completed to their full satisfaction.

ADDITIONAL DAMAGE DISCLOSURE

Building containment in accordance to state regulation may require us to adhere to some finished surfaces which may result cosmetic damages to the adhered to surfaces. This includes tape, spray glue and staples.

*Xtract Environmental Services will take every precaution possible within reason to prevent collateral damages to the surfaces that have been adhered to according to the state requirements, BUT Xtract Environmental Services is not responsible for any said damages that may result from the adhesive/fastening to said surfaces.

XATIMATE ESTIMATION SOFTWARE

*All prices are used directly from Xactimate when available, and they include standard removal prices only. The containment process varies depending on contamination factors and the ACM debris removal requirements.

Please Note:

Line items that read (no haul off) are standard verbiage within the Xactimate pricing software. We will ALWAYS dispose of the hazardous waste we produce during an abatement and those costs are reflected on the line item that reads "Hazardous Waste Hauling & Disposal".

Estimate valid for 90 days



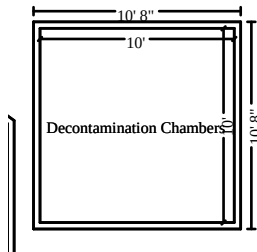
Xtract Environmental Services

237 27 1/4 Rd. Unit #1
Grand Junction, CO 81503
970-852-0400

CRAIG_HASTO

CRAIG_HASTO

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	400.00	0.00	400.00
2. Hazardous Waste/Mold Cleaning-Supervisory/Admin- per hour	120.00 HR				INCLUDED
3. Add for personal protective equipment (hazardous cleanup)	180.00 EA	0.00	12.25	188.09	2,393.09
4. PAPR cartridge - HEPA only (single cartridge)	90.00 EA	0.00	29.41	225.78	2,872.68
5. Powered Air-Purifying Respirator (PAPR) - (per day)	90.00 DA	0.00	73.25	0.00	6,592.50
6. Hazardous waste hauling & disposal - (Bid Item)	1.00 EA	0.00	9,300.00	0.00	9,300.00
7. Asbestos test fee - post abatement air clearance- base fee	1.00 EA	0.00	600.00	0.00	600.00
8. Project Design	1.00 EA	0.00	500.00	0.00	500.00
9. Asbestos test fee- post abatement air clearance-per sample	2.00 EA	0.00	75.00	0.00	150.00
Total: CRAIG_HASTO				413.87	22,808.27



Decontamination Chambers

Height: 8'

320.00 SF Walls	100.00 SF Ceiling
420.00 SF Walls & Ceiling	100.00 SF Floor
11.11 SY Flooring	40.00 LF Floor Perimeter
40.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
10. Containment Barrier/Airlock/Decon. Chamber	420.00 SF	0.00	1.42	6.09	602.49
11. Temporary safety shower	1.00 EA	0.00	90.61	0.00	90.61
12. Negative air fan/Air scrubber (24 hr period) - No monit.	90.00 DA	0.00	70.50	0.00	6,345.00
*6 machines for 15-days.					
13. Add for HEPA filter (for negative air exhaust fan)	6.00 EA	0.00	212.78	98.23	1,374.91
14. Equipment decontamination charge - per piece of equipment	1.00 EA	0.00	51.76	0.42	52.18
Totals: Decontamination Chambers				104.74	8,465.19

Main Level

CRAIG_HASTO

10/12/2023

Page: 3



Xtract Environmental Services

237 27 1/4 Rd. Unit #1
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Creative Corner

Height: 8'

1,285.44 SF Walls	2,140.35 SF Ceiling
3,425.80 SF Walls & Ceiling	2,140.35 SF Floor
237.82 SY Flooring	154.58 LF Floor Perimeter
191.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

36' 7" X 6' 8"

Opens into BAKERY

Missing Wall

19' 2" X 8'

Opens into BACKROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Containment Barrier/Airlock/Decon. Chamber	3,425.80 SF				INCLUDED
16. Tear off asbestos drywall (no haul off)	3,425.80 SF	2.12	0.00	99.35	7,362.05
17. Tear out asbestos vinyl floor covering (no haul off)	2,140.35 SF	2.00	0.00	34.69	4,315.39
18. HEPA Vacuuming - Detailed - (PER SF)	5,566.15 SF	0.00	1.18	0.00	6,568.06
19. Clean more than the walls and ceiling - Heavy	5,566.15 SF	0.00	1.01	4.75	5,626.56
Totals: Creative Corner				138.79	23,872.06



Bakery

Height: 8'

1,483.76 SF Walls	2,093.14 SF Ceiling
3,576.89 SF Walls & Ceiling	2,093.14 SF Floor
232.57 SY Flooring	179.37 LF Floor Perimeter
215.96 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

36' 7" X 6' 8"

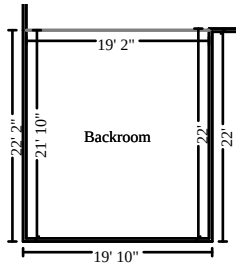
Opens into CREATIVE_COR

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
20. Containment Barrier/Airlock/Decon. Chamber	3,576.89 SF				INCLUDED
21. Tear out asbestos vinyl floor covering (no haul off)	2,093.14 SF	2.00	0.00	33.92	4,220.20
22. HEPA Vacuuming - Detailed - (PER SF)	5,670.03 SF	0.00	1.18	0.00	6,690.64
23. Clean more than the walls and ceiling - Heavy	5,670.03 SF	0.00	1.01	4.84	5,731.57
Totals: Bakery				38.76	16,642.41



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Backroom

Height: 8'

504.00 SF Walls	418.47 SF Ceiling
922.47 SF Walls & Ceiling	418.47 SF Floor
46.50 SY Flooring	63.00 LF Floor Perimeter
63.00 LF Ceil. Perimeter	

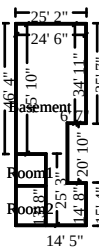
Missing Wall

19' 2" X 8'

Opens into CREATIVE_COR

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
24. Containment Barrier/Airlock/Decon. Chamber	922.47 SF				INCLUDED
25. Tear off asbestos drywall (no haul off)	922.47 SF	2.12	0.00	26.75	1,982.39
26. HEPA Vacuuming - Detailed - (PER SF)	1,340.94 SF	0.00	1.18	0.00	1,582.31
27. Clean more than the walls and ceiling - Heavy	1,340.94 SF	0.00	1.01	1.14	1,355.49
Totals: Backroom				27.89	4,920.19
Total: Main Level				205.44	45,434.66

Basement



Basement

Height: 8'

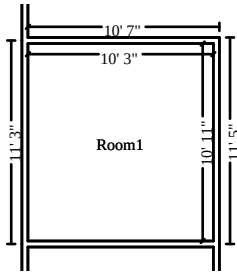
1,634.67 SF Walls	1,332.77 SF Ceiling
2,967.44 SF Walls & Ceiling	1,332.77 SF Floor
148.09 SY Flooring	204.33 LF Floor Perimeter
204.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
28. Containment Barrier/Airlock/Decon. Chamber	2,967.44 SF				INCLUDED
29. Tear off asbestos drywall (no haul off)	2,967.44 SF	2.12	0.00	86.06	6,377.03
30. HEPA Vacuuming - Detailed - (PER SF)	4,300.21 SF	0.00	1.18	0.00	5,074.25
31. Clean more than the walls and ceiling - Heavy	4,300.21 SF	0.00	1.01	3.67	4,346.88
Totals: Basement				89.73	15,798.16



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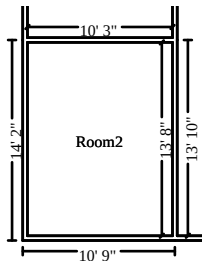
Room1

Height: 8'

338.67 SF Walls
450.56 SF Walls & Ceiling
12.43 SY Flooring
42.33 LF Ceil. Perimeter

111.90 SF Ceiling
111.90 SF Floor
42.33 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
32. Containment Barrier/Airlock/Decon. Chamber	450.56 SF				INCLUDED
33. Tear off asbestos drywall (no haul off)	450.56 SF	2.12	0.00	13.07	968.26
34. HEPA Vacuuming - Detailed - (PER SF)	562.46 SF	0.00	1.18	0.00	663.70
35. Clean more than the walls and ceiling - Heavy	562.46 SF	0.00	1.01	0.48	568.56
Totals: Room1				13.55	2,200.52



Room2

Height: 8'

382.67 SF Walls
522.75 SF Walls & Ceiling
15.56 SY Flooring
47.83 LF Ceil. Perimeter

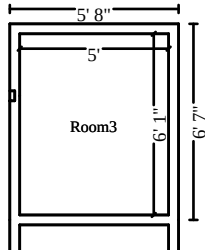
140.08 SF Ceiling
140.08 SF Floor
47.83 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
36. Containment Barrier/Airlock/Decon. Chamber	522.75 SF				INCLUDED
37. Tear off asbestos drywall (no haul off)	522.75 SF	2.12	0.00	15.16	1,123.39
38. HEPA Vacuuming - Detailed - (PER SF)	662.83 SF	0.00	1.18	0.00	782.14
39. Clean more than the walls and ceiling - Heavy	662.83 SF	0.00	1.01	0.57	670.03
Totals: Room2				15.73	2,575.56



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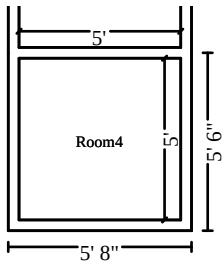


Room3

Height: 8'

177.33 SF Walls	30.42 SF Ceiling
207.75 SF Walls & Ceiling	30.42 SF Floor
3.38 SY Flooring	22.17 LF Floor Perimeter
22.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
40. Containment Barrier/Airlock/Decon. Chamber	207.75 SF				INCLUDED
41. Tear out asbestos vinyl floor covering (no haul off)	30.42 SF	2.00	0.00	0.49	61.33
42. HEPA Vacuuming - Detailed - (PER SF)	238.17 SF	0.00	1.18	0.00	281.04
43. Clean more than the walls and ceiling - Heavy	238.17 SF	0.00	1.01	0.20	240.75
Totals: Room3				0.69	583.12



Room4

Height: 8'

160.00 SF Walls	25.00 SF Ceiling
185.00 SF Walls & Ceiling	25.00 SF Floor
2.78 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
44. Containment Barrier/Airlock/Decon. Chamber	185.00 SF				INCLUDED
45. Tear out asbestos vinyl floor covering (no haul off)	25.00 SF	2.00	0.00	0.41	50.41
46. HEPA Vacuuming - Detailed - (PER SF)	210.00 SF	0.00	1.18	0.00	247.80
47. Clean more than the walls and ceiling - Heavy	210.00 SF	0.00	1.01	0.18	212.28
Totals: Room4				0.59	510.49
Total: Basement				120.29	21,667.85
Line Item Totals: CRAIG_HASTO				844.34	98,375.97



Xtract Environmental Services

237 27 1/4 Rd. Unit #1
Grand Junction, CO 81503
970-852-0400

Grand Total Areas:

6,286.53	SF Walls	6,392.13	SF Ceiling	12,678.67	SF Walls and Ceiling
6,392.13	SF Floor	710.24	SY Flooring	773.62	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	846.79	LF Ceil. Perimeter
6,392.13	Floor Area	6,636.20	Total Area	6,286.53	Interior Wall Area
5,554.61	Exterior Wall Area	616.51	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



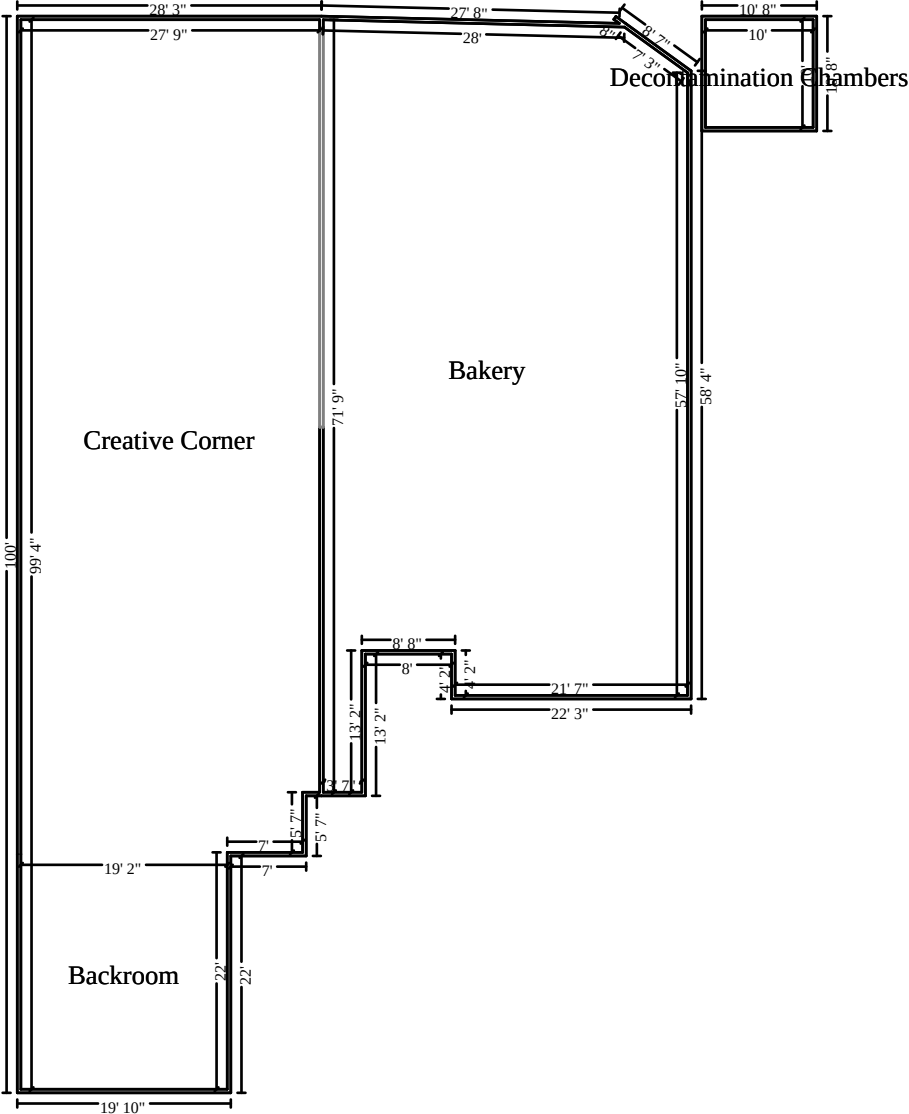
Xtract Environmental Services

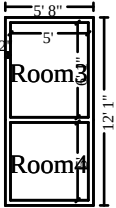
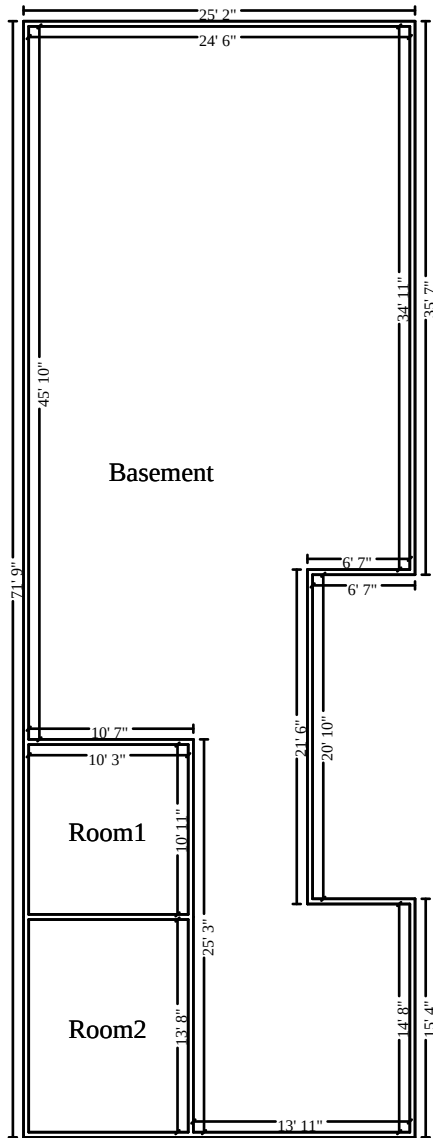
237 27 1/4 Rd. Unit #1
Grand Junction, CO 81503
970-852-0400

Summary

Line Item Total	97,531.63
Material Sales Tax	844.34
Replacement Cost Value	\$98,375.97
Net Claim	\$98,375.97

Justin Sutherland





Total Project Estimated Budget

Basement Floor:

concrete	27,000		
framing	18000		
sheet rock	3600	Total	56,700
painting	8100		

Main Floor:

Flooring	47,880.00		
Tin Ceiling	41,544.00		
Interior Framing	12,500.00		
sheetrock Fire	14,064.00		
BathroomSheet rock	6,500.00		
electrical	110,000.00		
HVAC	98,000.00	Total	602,488.00
Plumbing	75,000.00		
Roofing	46,500.00		
Doors & Windows	36,000.00		
All Bathrooms	32,000.00		
Fire Alarm	12,000.00		
Tile	25,000.00		
Pointing	35,000.00		
Paint	10,500.00		

Up Stairs:

Paint:	14,000.00		
Sheetrock	10,000.00		
Bathrooms	10,000.00	Total	71500
Carpet	37,500.00		

Purchase Price	573,727.19		
Asbestos	98,500.00		
Stucco removal	4,900.00	Total	890473.19
Fencing	3,346.00		
exterior Façade	210,000		
		total	1,621,161.19

Commercial Kitchen

Grease Trap	66,000.00		
FRP	7028		
3 Bay sink	2500		
3 Bay sink	2500		
60 quart mixer	27583.71	Total	296,245.71
single stack dish	5800		
Hood and Ansul	36,000.00		
convection oven	18527		
Flat top grill	5150		
range	10,545.00		
Fryers	14,794.00		
Freezer	18,500.00		
Walk inn	18,500.00		
Steam Table	2,200.00		
Preptable 72"	7,109.00		
Preptable 72"	7,109.00		
Double Stack Dish	6,800.00		
Epoxy Flooring	12,600.00		
Makeup air Unit	27,000.00		

Projected Project Total: 1,917,406.90

CONTRACT AWARD CONSIDERATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: December 15, 2023
RE: Flex Park Construction Contract Award
CC: William Bell, Shani Wittenberg

Action

Consider the approval of \$424,137.37 in expenditures for construction of the Colorado Outdoors Flex Park. This includes the award of a construction contract to Skip Huston Construction in the amount of \$399,937.37 and a survey and engineering support contract to Del-Mont Consultants in the amount of \$24,200.

Background

Master Plans for Colorado Outdoors (located immediately west of the Justice Center on Grand Avenue) have envisioned the construction of a small neighborhood park at some point in the course of its development. Within Colorado Outdoors, construction of the Uncompahgre Riverway Trail, associated public restroom, Bright Beginnings childcare facility, and the Montrose Recreation District's (MRD) Flex Rec facility have helped to drive the need for construction of the park in 2024.

To that end, the City applied for a grant from the Colorado Health Foundation to help fund construction of the park and was successful in securing \$350k in grant funds. Following award of this grant, the City then moved forward with design of the park. The park is to be situated immediately adjacent to the four facilities discussed above at the location shown in Figure 1. An overview of the park is also included as an attachment to this memo. It should be noted that the park's design is relatively simple due to budget constraints but has been designed to allow for items such as play boulders, gazebos, and picnic structures to be added at a later date.

The park is to be constructed on a parcel of land being donated to the City of Montrose by the developers of Colorado Outdoors. This donation has been secured through a memorandum of agreement and has an appraised value of \$350k. Once donation documents are finalized, this will also come before City Council around March of 2024.

It should be noted that the City has also been working to secure the Morada cultural resource site near North 9th Street within Colorado Outdoors. Purchase of the land and formal preservation of this site are being implemented as separate standalone projects within the City's 2024 budget.

Project Bidding and Associated Expenditures

Construction of the Flex Park was put out for bid on November 1st and bids were publicly received on November 30, 2023 from two 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
Skip Huston Construction	Montrose, CO	\$399,937.37
Alpine Property Services	Montrose, CO	\$530,363.40

The City has recent positive experience working with the low bidder, Skip Huston Construction, 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 Skip Huston Construction. 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 a survey stakeout contract to the project's surveyor, Del-Mont Consultants. This scope of work is budgeted at \$24,200 on an as-needed, time-and-materials basis based on a proposal provided by the consultant.

Project Schedule and Traffic Control

The construction project is scheduled to begin in February and extend into July of 2024. Because the work is taking place outside of established rights of way, no significant traffic impacts are expected.

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 City's parks department and design engineer as needed.

The City budgeted a total of \$100k for this project out of the City's general fund, parks capital budget. When added to the \$350k in grant funding from the Colorado Health Foundation, the total project budget is \$450k. This places the project approximately \$26k under budget.

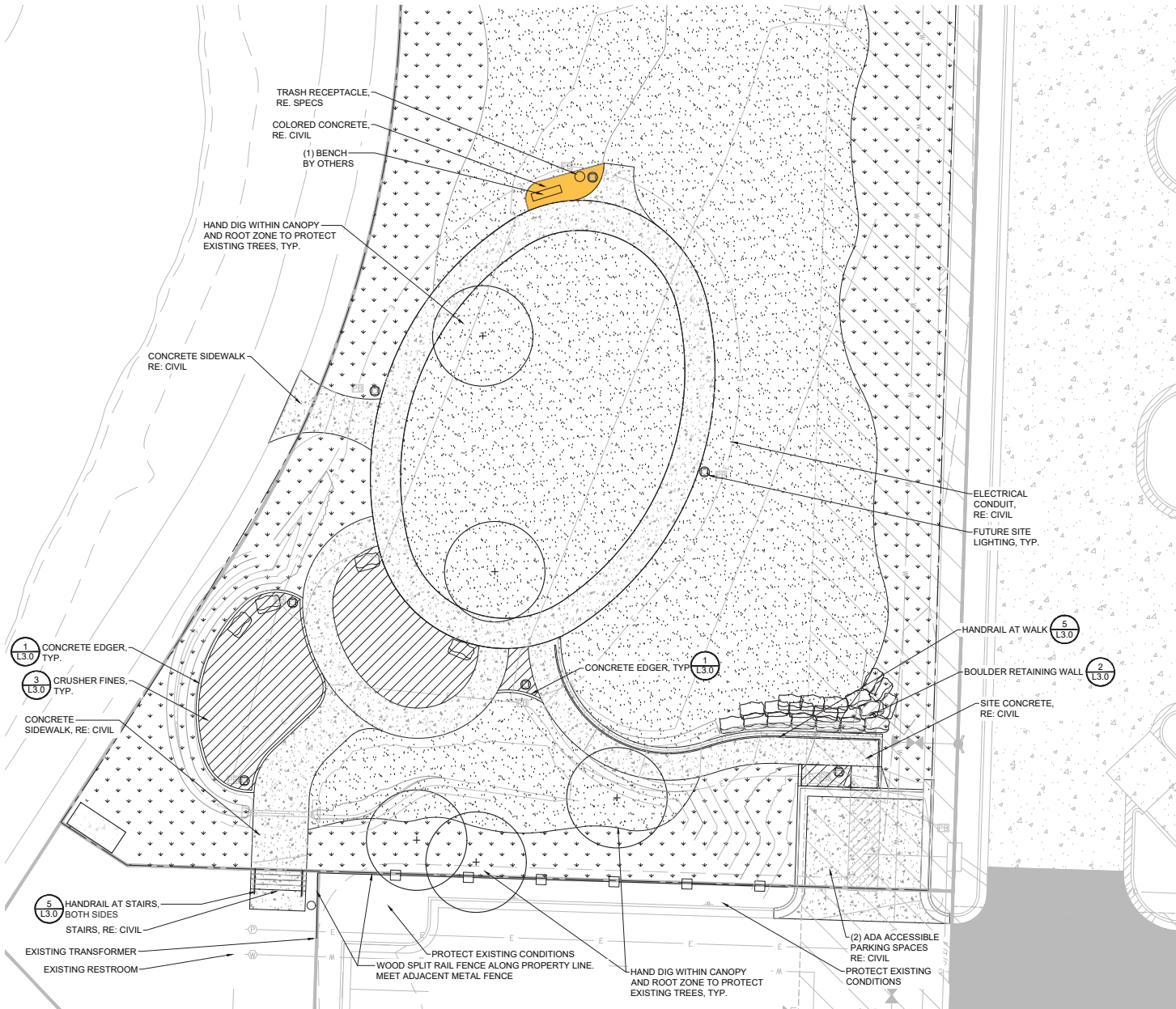
Park Maintenance

One of the drivers for the park is to create an outdoor space that can be used for recreational programming alongside the MRD's Flex Rec space. Given their proximity to the park and its planned use, the MRD has agreed to perform all routine maintenance on the park so long as the Flex Rec space is within Colorado Outdoors. This commitment was formalized in the recently-updated intergovernmental agreement between the City and MRD.

Acknowledgements

This project is a culmination of the work and donations from a large, diverse group of stakeholders without which, the project would not be happening. The City would like to explicitly thank the following partners who have helped to make this project a reality.

1. Doug and David Dragoo (Mayfly Outdoors, land donor)
2. Colorado Health Foundation (primary funding partner)
3. Montrose Recreation District
4. Design Concepts
5. Bright Beginnings at Colorado Outdoors
6. Sharp Consulting
7. Secret Creek



LEGEND



SOD



NATIVE SEED



CONCRETE



CRUSHER FINES



SEAT BOULDERS



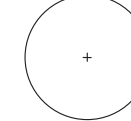
FUTURE SITE LIGHTPOLE



TRASH RECEPTACLE

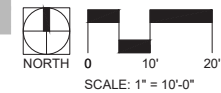


WOOD FENCE CENTERLINE



EXISTING TREE TO REMAIN

1 OVERALL SITE PLAN



COLORADO OUTDOORS FLEX PARK

MAYFLY DRIVE
MONTROSE, CO 81401

Project No.: 22216
Issued For: BID SET
Date: 11.01.2023

Drafted By: ES
Checked By: LLCH

All drawings and written material appearing herein constitute original and unpublished work of Design Concepts and may not be duplicated, used or disclosed.

OVERALL SITE PLAN

L1.0

MEMORANDUM

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Director
DATE: January 2nd, 2024
RE: **City Hall Façade Project Design Update**
CC: William Bell, Ann Morgenthaler, Shani Wittenberg



Dear Council Members,

At the work session on January 2nd, 2024 we will be discussing the progress that has been made on the design of the façade replacement project on City Hall.

In June of 2023, the City awarded the design contract to Blythe Group for the completion of the façade design for City Hall. Previously, Blythe Group completed the design for the interior renovation of City Hall and staff began operating in the facility in February of 2023.

Blythe Group and the design team has reached a Design Development stage of design, this is about 80% complete and is also a milestone at which the design team and the Construction Manager/General Contractor (CMGC) can perform detailed cost estimating which would allow for the execution of a Guaranteed Maximum Price (GMP) contract amendment for the construction of the project.

Blythe Group will present renderings of the design and discuss how the information gathered at the stakeholder meeting was incorporated into the design. This presentation will give City Council and members of the public a snapshot of what the facility is planned to look like by the end of 2024. There are a couple options for the brick color on the seat walls that are at the entrance to the building and the design team would like input from City Council on their preference of the look of these walls. These items will be discussed while the design team is displaying renderings.

Thank you and I look forward to our discussion.

Respectfully,

A handwritten signature in black ink that reads "Jim Scheid". The signature is written in a cursive, flowing style.

Jim Scheid
Public Works Director

PROJECT AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Director
DATE: January 2, 2024
RE: Montrose City Hall Façade Project Authorization
CC: William Bell, Ann Morgenthauer, Shani Wittenberg



Action

Consider authorizing \$2,837,467.17 for the construction of the façade replacement project on City Hall. This will include a contract amendment with FCI Constructors for the services of Construction Manager General Contractor (CMGC) in the amount of \$2,424,228.00.

Background

The City has worked with FCI Constructors on 2 phases of interior remodeling of the new City Hall. These 2 phases are complete, and the facility is currently being utilized by City Staff. To continue the renovation project, the City has issued an RFQ/P in June of 2023 for a CMGC to complete the façade replacement of the facility, also known as Phase 3. The City received 2 qualification proposals – FCI Constructors, Inc from Grand Junction, CO and Stryker and Co from Montrose, CO. The 2 firms were invited to participate in an interview with the City of Montrose selection committee which included Blythe Group as the Architect and Dynamic Program Management as the Owner’s Representative on the project. The teams presenting were asked to prepare a mock-OAC meeting to discuss project teams, project approach and to provide general condition costs and fees. FCI Constructors, Inc. was chosen by the selection committee.

FCI has been working closely with the design team since they were selected and have been providing valuable input to the design and budget processes. The design has been progressing well and is now at a stage that a cost estimate can be performed with enough confidence to use as the basis for a Guaranteed Maximum Price (GMP) amendment to FCI’s existing CMGC contract. This is the \$2,424,228.00 mentioned above for award to FCI Constructors.

Once this contract is awarded, FCI will move forward with procuring the long lead items for the project. Windows and some of the stone are anticipated to be a long lead time so it is important to get contracts in place to allow for the procurement of those products. FCI has been working with City staff to develop a plan for how the operation of City Hall will interact with a large-scale construction project like this façade replacement. It is anticipated that the construction activities starting with the demo of the sidewalk and façade will begin in May of 2024. It is also anticipated that some of the staff within City Hall may be relocated to other facilities during the construction project to allow for better access to the public.

Contract Administration and Project Financials

The award of the contract amendment to FCI, the owner expenses and the owner’s contingency is less than the budgeted amounts for this project. The project has been budgeted in different divisions budgets because it spans several different areas of responsibility. The charts below will show the breakdown of the overall available budget and the overall project expenses.

2024 BUDGET

Capital Budget	\$ 2,700,000.00	465-6000-962-000
Streets Budget - Main St Sidewalk	\$ 125,000.00	100-5115-962-000
Streets Budget - Main St Banner Poles	\$ 50,000.00	100-5115-962-000
DART Budget - Main St Banner Poles	\$ 50,000.00	200-6050-962-000
Facilities Budget - Window Replacements	\$ 125,000.00	600-8040-962-000

TOTAL BUDGET	\$ 3,050,000.00
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PROJECT EXPENSES

Construction Contract	\$ 2,424,228.00	
Design Team Construction Administration	\$ 50,000.00	
Environmental Material Assessment	\$ 2,224.83	
Geo Tech/CMT	\$ 20,000.00	
Cameras	\$ 10,000.00	
Alt. 1 existing glazing upgrade	\$ 15,000.00	
Alt. 2 ground mounted signage	\$ 12,000.00	
Owners Contingency	\$ 304,014.34	12%

TOTAL EXPENSES	\$ 2,837,467.17
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EASEMENT AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Director
DATE: January 2nd, 2024
RE: **Rathbone Deed of Easement Authorization**
CC: William Bell, Ann Morgenthaler, Shani Wittenberg



Action

Consider granting Rathbone PropCo LLC a utility easement and access easement along the western property line of the former City of Montrose City Hall Property located at 433 S. 1st St.

Background

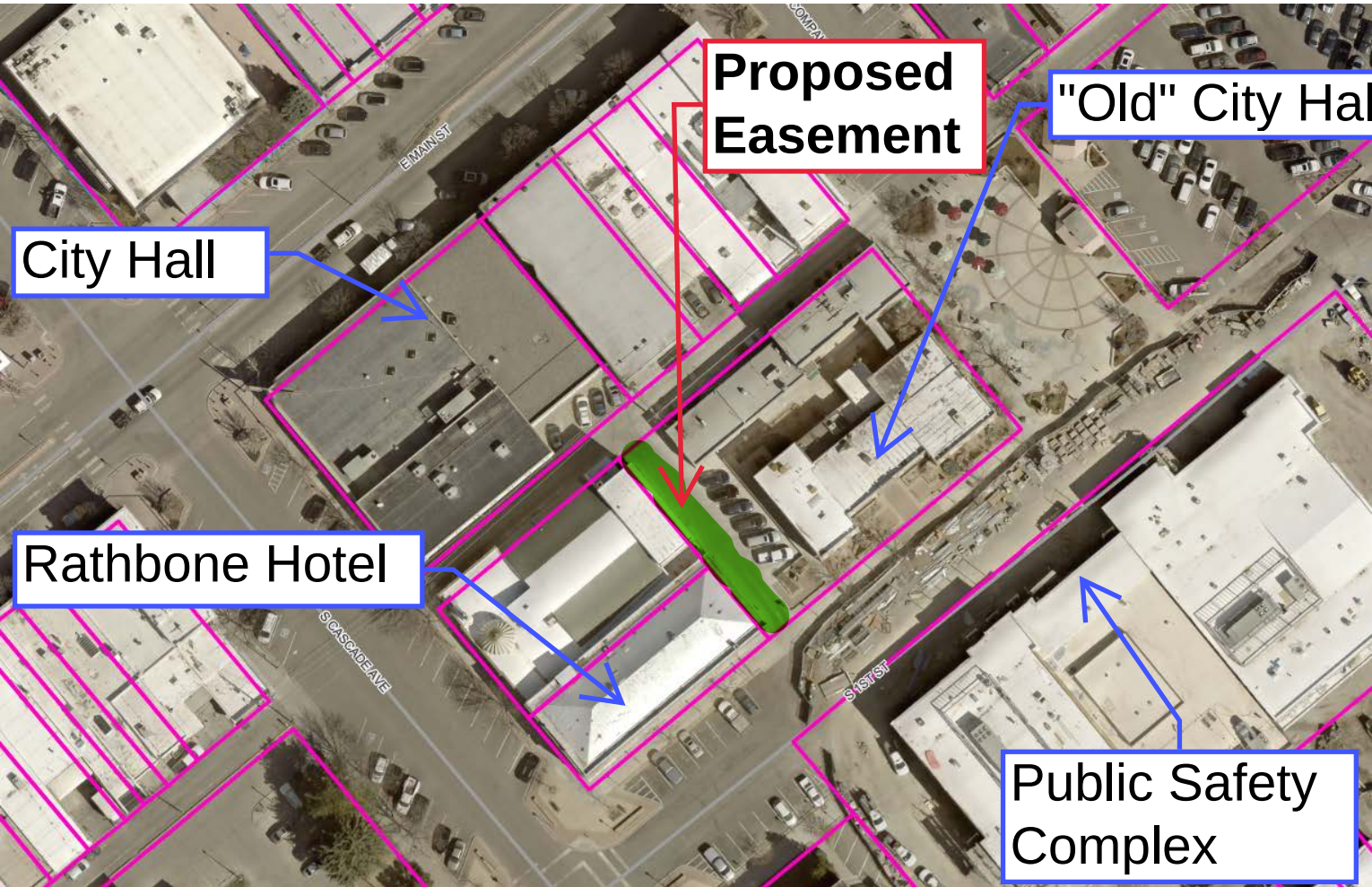
The owners of the Rathbone Hotel have requested a sewer service easement and an access easement on the eastern side of the hotel property that is located on the corner of S. 1st St and Cascade Ave. The property to the east of the hotel is City owned property and is part of the parcel that was the former City Hall. The area that is being requested to be deeded as an easement has been in the past and is currently used for parking. There are other city owned utilities in this “parking area” that would make it unlikely to be considered for future building expansion or other structures to be considered. This area is envisioned to be parking/alley access in the future.

Due to the dense infill of parcels, access to sewer mainlines in the downtown area can be complicated and may require easements to be able to get from their property to a main sewer line. This is the case with the Rathbone Hotel property. Other sewer line alignments for this property would have been more complex and problematic. This realignment of the sewer line is also correcting an issue of the old sewer line underneath the neighboring property foundation. The access easement is for the addition of an ADA accessible ingress/egress to the back of the building. For architectural reasons, the back of the building was the most suitable for this access point.

Recommendation

City Staff recommends granting Rathbone the deed of easements. This authorization would be completed via City Ordinance and the ordinances are included in this packet.

RATHBONE EASEMENT LOCATION MAP



ORDINANCE NO. _____

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

WHEREAS, Rathbone PropCo, LLC, has been renovating the Knights of Pythias building to create the Rathbone Hotel; and

WHEREAS, Rathbone PropCo, LLC, has requested to have the right for it and its customers access to the alley between Historic City Hall and the soon-to-be Rathbone Hotel; and

WHEREAS, the City of Montrose owns the alley between Historic City Hall and the soon-to-be Rathbone Hotel, which generally is considered and has been historically used as a right-of-way; and

WHEREAS, the City of Montrose wishes to convey an access easement, as described in **Exhibit A** attached hereto, to Rathbone PropCo, LLC; and

WHEREAS, the City Council finds and determines that the conveyance of this easement will not interfere with any current or reasonably foreseeable use of City-owned real property, and will be in the interest of the public health, safety, and welfare.

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

SECTION 1: Disposal of Property

An access easement, more particularly described in **Exhibit A**, attached hereto, and incorporated herein, is hereby authorized by the City of Montrose and shall be conveyed to Rathbone PropCo, LLC.

SECTION 2: City Council Findings

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

SECTION 3: Power to Adopt

The City Council hereby finds, determines, and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of

the Colorado Constitution and the powers contained in the City of Montrose Charter, and pursuant to § 1-9-2 of the Official Municipal Code of the City of Montrose.

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

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

SECTION 5: Authorization to Execute

The City Council hereby authorizes the Mayor and City Staff to execute all documents required to consummate said conveyance.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the ____ day of _____, 2024, 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
January, 2024.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this ____ day of
January, 2024.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

DEED OF EASEMENT

THIS DEED OF EASEMENT is made this _____ day of _____, 2024, by and between CITY OF MONTROSE, COLORADO, a Colorado home rule municipal corporation, with a business address of P.O. Box 790, Montrose, Colorado 81402-0790, herein referred to as “Grantor”, and RATHBONE PROPCO LLC, a Colorado limited liability company, whose address is 66590 Solar Road, Montrose, Colorado 81403, herein referred to as “Grantee”. The aforementioned entities may sometimes be collective referred to as the “Parties”.

WITNESSETH

Said Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, does hereby grant, bargain, sell, confirm and convey unto the Grantee, its successors and assigns, forever, a perpetual building access easement in, over, across, through and under the following described property situate in the County of Montrose, State of Colorado, to-wit:

Access easement described in EXHIBIT “A,”
attached hereto and incorporated herein by this reference.

Said easement includes the right of entry, ingress and egress to and from said tract of land for the purpose of access from the alley in Lot 18 to the building in Lot 17, as shown in EXHIBIT “A”.

The Grantor covenants that it is the owner of the above-described property and hereby warrants and agrees to defend the title to the above-described premises. Grantor shall have the use of such easement except for any use which conflicts with purposes for which this easement is granted.

The Parties agree that any disturbances to the alley improvements resulting from use or maintenance activities associated with the easement shall be restored to a condition as good as or better than that present prior to disturbance.

This Deed of Easement and all provisions hereof shall be applicable to and binding upon the parties and their respective heirs, devisees, successors and assigns.

EXECUTED, signed and effective as of the day and year first above noted.

CITY OF MONTROSE

GRANTEE

Barbara Bynum, Mayor

By: _____
the _____ of Rathbone PropCO LLC.

STATE OF COLORADO)
) SS.
COUNTY OF MONTROSE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by **Barbara Bynum**, Mayor of the City of Montrose, Colorado.

Witness my hand and official seal.
My commission expires: _____

Notary

(SEAL)

STATE OF COLORADO)
) SS.
COUNTY OF MONTROSE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, the _____ of **Rathbone PropCO LLC**.

Witness my hand and official seal.
My commission expires: _____

Notary

(SEAL)

EXHIBIT A

An easement being the southeast thirty-five (35') feet of the southwest six (6') feet of Lot 18 of Block 87 of the plat of Town of Montrose as recorded at Plat Book 1, Page 26 at the Montrose County Clerk and Recorder, situated in the Northwest Quarter of the Southwest Quarter of Section 27 and the Northeast Quarter of the Southeast Quarter of Section 28, Township 49 North, Range 9 West of the New Mexico Principal Meridian, County of Montrose, State of Colorado.

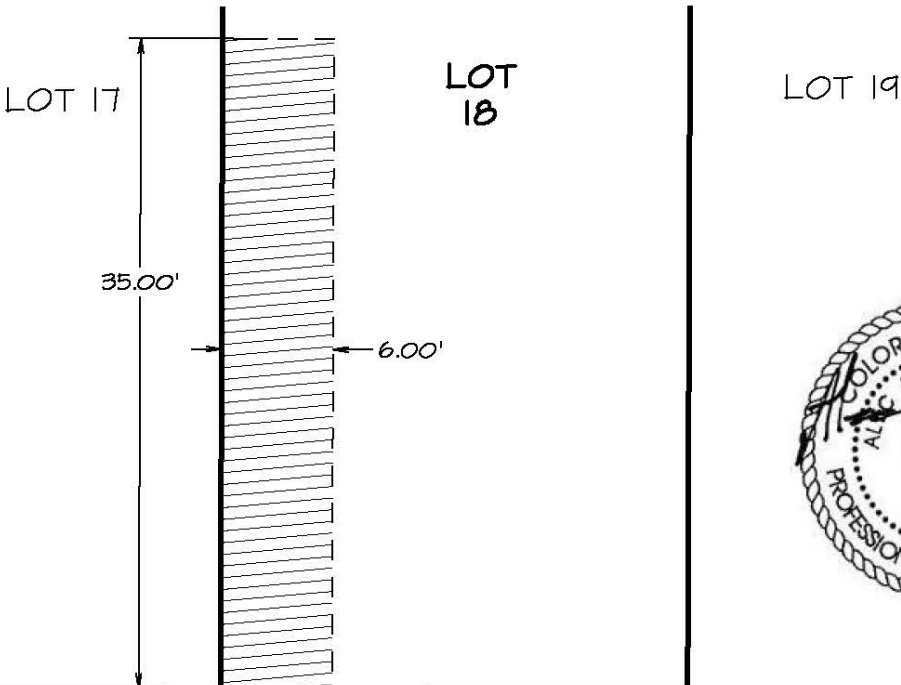
said easement containing 210 square feet, more or less.



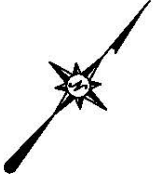
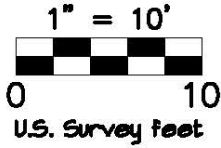
This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

Block 87 - Town of Montrose, Plat Book 1, Page 26.
northwest quarter of southwest quarter Section 27
northeast quarter of southeast quarter Section 28
Township 49 North, Range 9 West, New Mexico Principal
Meridian



SOUTH 1ST STREET



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY
REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT
REPRESENT A MONUMENTED BOUNDARY SURVEY



RIVER CITY
CONSULTANTS

215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: NA	11/14/23	Job No. 2120-001
S:\PROJECTS\2020 TCB Hospitality LLC\001 Redstone Hotel Survey\DWG\2020-001 EASEMENTS.dwg			

ORDINANCE NO. _____

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

WHEREAS, Rathbone PropCo, LLC, has been renovating the Knights of Pythias building to create the Rathbone Hotel; and

WHEREAS, Rathbone PropCo, LLC, must upgrade the sewer lines as part of the renovations and the most cost-effective way is to use the alleyway between Historic City Hall and the soon-to-be Rathbone Hotel as the current sewer line runs under the adjoining building; and

WHEREAS, the City of Montrose owns the alley between Historic City Hall and the soon-to-be Rathbone Hotel, which has historically been used as a right-of-way; and

WHEREAS, the City of Montrose wishes to convey a sewer easement, as described in **Exhibit A** attached hereto, to Rathbone PropCo, LLC; and

WHEREAS, the City Council finds and determines that the conveyance of this easement will not interfere with any current or reasonably foreseeable use of City-owned real property, and will be in the interest of the public health, safety, and welfare.

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

SECTION 1: Disposal of Property

A sewer line easement, more particularly described in **Exhibit A**, attached hereto and incorporated herein, is hereby authorized by the City of Montrose and shall be conveyed to Rathbone PropCo, LLC.

SECTION 2: City Council Findings

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

SECTION 3: Power to Adopt

The City Council hereby finds, determines, and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the City of Montrose Charter, and pursuant to § 1-9-2 of the Official Municipal Code of the City of Montrose.

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

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

SECTION 5: Authorization to Execute

The City Council hereby authorizes the Mayor and City Staff to execute all documents required to consummate said conveyance.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the 16th day of January, 2024, at the hour of 6:00 p.m. at the Elks' Civic Building, in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 16th day of January, 2024.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 6th day of February, 2024.

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

DEED OF EASEMENT

THIS DEED OF EASEMENT is made this _____ day of _____, 2024, by and between CITY OF MONTROSE, COLORADO, a Colorado home rule municipal corporation, with a business address of P.O. Box 790, Montrose, Colorado 81402-0790, herein referred to as “Grantor”, and RATHBONE PROPCO LLC, a Colorado limited liability company, whose address is 66590 Solar Road, Montrose, Colorado 81403, herein referred to as “Grantee”. The aforementioned entities may sometimes be collective referred to as the “Parties”.

WITNESSETH

Said Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, does hereby grant, bargain, sell, confirm and convey unto the Grantee, its successors and assigns, forever, a perpetual easement in, over, across, through and under the following described property situate in the County of Montrose, State of Colorado, to-wit:

Sewer service easement described in EXHIBIT “A,” attached hereto and incorporated herein by this reference.

Said easement includes the right of entry, ingress and egress to and from said tract of land for the purpose of access and laying, constructing, maintaining, operating, repairing, altering, upgrading, replacing and removing sanitary sewer service line.

The Grantor covenants that it is the owner of the above-described property and hereby warrants and agrees to defend the title to the above-described premises. Grantor shall have the use of such easement except for any use which conflicts with purposes for which this easement is granted; provided, however, Grantor shall not build or construct, nor permit to be built or constructed, any building or other structure over or across said easement.

The Parties agree that any disturbances to the alley improvements resulting from use or maintenance activities associated with the easement shall be restored to a condition as good as or better than that present prior to disturbance.

This Deed of Easement and all provisions hereof shall be applicable to and binding upon the parties and their respective heirs, devisees, successors and assigns.

EXECUTED, signed and effective as of the day and year first above noted.

CITY OF MONTROSE

GRANTEE

Barbara Bynum, Mayor

By: _____
the _____ of Rathbone PropCO LLC.

STATE OF COLORADO)
) SS.
COUNTY OF MONTROSE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by **Barbara Bynum**, Mayor of the City of Montrose, Colorado.

Witness my hand and official seal.
My commission expires: _____

Notary

(SEAL)

STATE OF COLORADO)
) SS.
COUNTY OF MONTROSE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, the _____ of **Rathbone PropCO LLC**.

Witness my hand and official seal.
My commission expires: _____

Notary

(SEAL)

EXHIBIT A

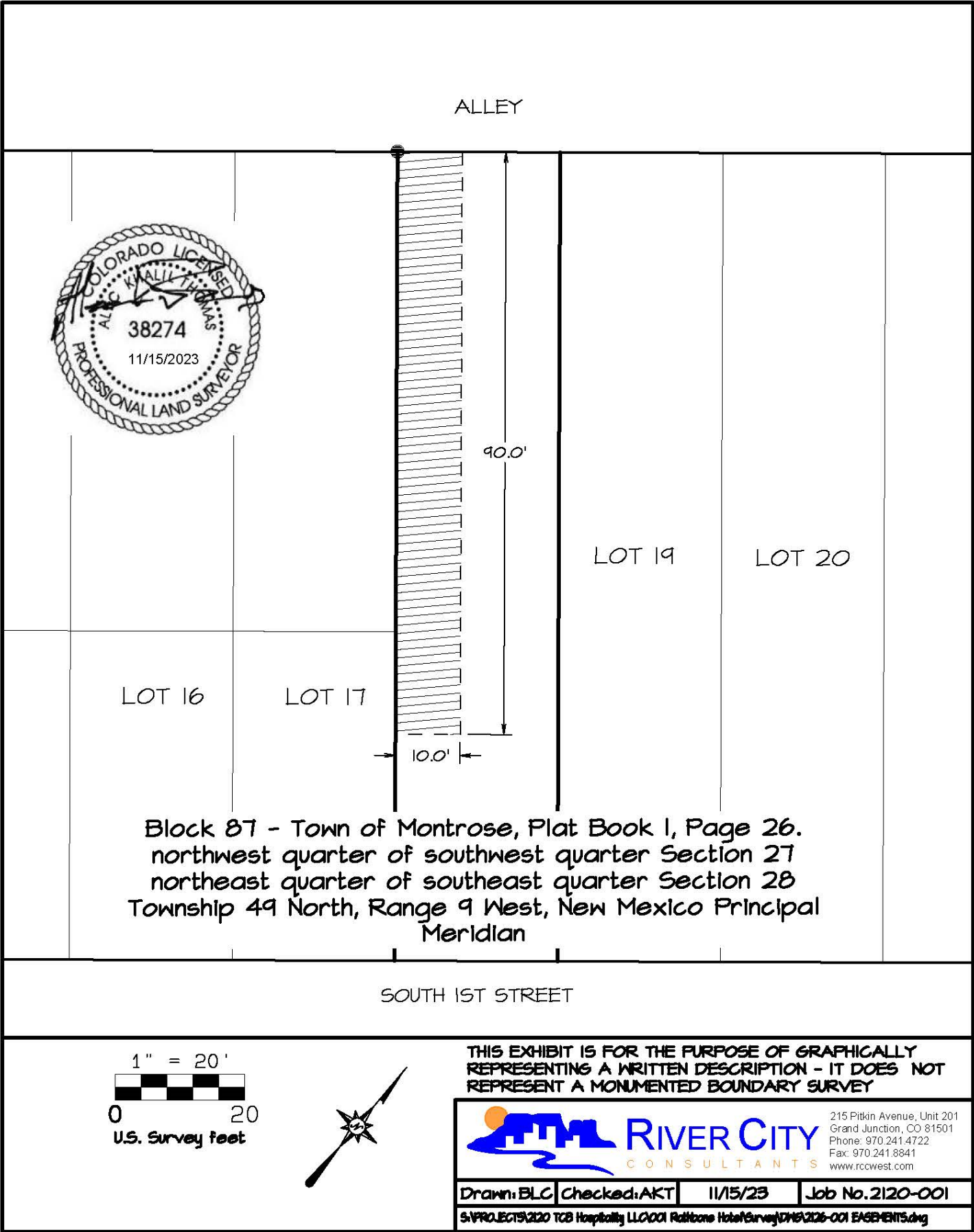
An easement being the northwest ninety (90') feet of the southwest ten (10') feet of Lot 18 of Block 87 of the plat of Town of Montrose as recorded at Plat Book 1, Page 26 at the Montrose County Clerk and Recorder, situated in the Northwest Quarter of the Southwest Quarter of Section 27 and the Northeast Quarter of the Southeast Quarter of Section 28, Township 49 North, Range 9 West of the New Mexico Principal Meridian, County of Montrose, State of Colorado.

said easement containing 900 square feet, more or less.



This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.



PURCHASE RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
FROM: Jim Scheid, Public Works Director
Cc: William Bell, City Manager
Ann Morgenthaler, Deputy City Manager
Shani Wittenberg, Finance Director
DATE: January 2, 2024
Subject: Year Two Street Light Upgrade Authorization



Recommendation

Consider the approval of Year 2 of the Street Light Upgrade Project, in partnership with DMEA, for an amount of \$120,000.

Background

The City of Montrose currently has approximately 1900 streetlights on a variety of street types and most of these fixtures are High-Pressure Sodium (HPS) or Mercury Vapor (MV) fixture type. These fixtures were originally installed in the 1950s and 1960s and have been the primary fixture type for street lighting until 2010 when the LED fixtures were introduced to the market. Over the last 10 years, as the HPS or MV fixtures have failed or needed replacement they have been replaced with a Light-emitting Diode (LED) fixture.

The City of Montrose successfully initiated the first year of the Street Light Upgrade Project in 2023, partnering with DMEA. This successful year has led to the replacement of over 400 streetlights with energy-efficient LEDs, resulting in an impressive monthly electricity savings of \$4,000, approximately \$50,000 annually. Based on this success, it is proposed to continue this project into its second year.

Project Details

- **2023 scope completed:** over 400 lights changed to LEDs; \$50,000 yearly savings.
- **2024 plan:** Increase project budget to \$120,000 anticipating cost increases on fixtures.
- **DMEA Partnership:** Continued collaboration with DMEA, a valuable partner in this initiative.

This project is intended to continue over the next 2 years (4 years total) to complete the upgrade of all of the HPS and MV fixtures to LED. The continuation of this project will be dependent on funding available for future budget years.

Net Financial Impact

This project was included in the 2024 budget in the Streets Division Budget, STREET LIGHTS (100-5115-342-000) in the amount of \$120,000.00.

2023 Street Lighting Plan Scope

Road Classification

- MAJOR ARTERIAL
- MINOR ARTERIAL
- RESIDENTIAL/COLLECTOR
- PROPOSED
- County Road
- Stream/River
- Pond/Lake
- Park

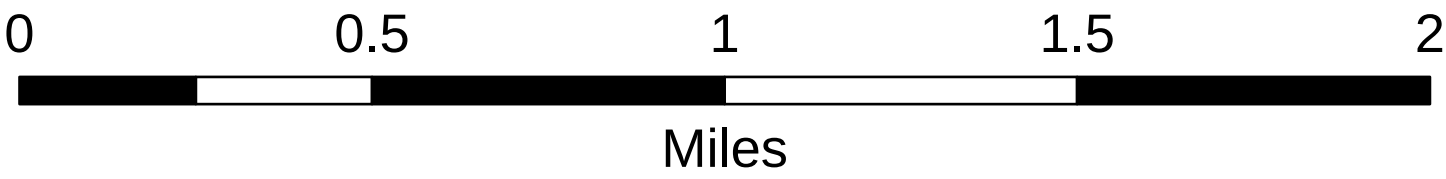
Major Arterial
72W - 4000K Bulb

Minor Arterial
38W - 4000K Bulb

Residential/ Collector
38W - 3000K Bulb

Residential Decorative
60W - 2200K Bulb

- Priority 1
- Priority 2



2024 Street Lighting Plan Scope

Road Classification

- MAJOR ARTERIAL
- MINOR ARTERIAL
- RESIDENTIAL/COLLECTOR
- PROPOSED
- County Road
- Stream/River
- Pond/Lake
- Park

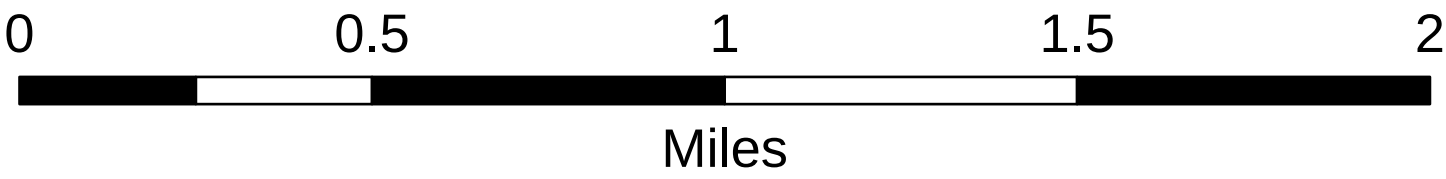
Major Arterial
72W - 4000K Bulb

Minor Arterial
38W - 4000K Bulb

Residential/ Collector
38W - 3000K Bulb

Residential Decorative
60W - 2200K Bulb

- Priority 1
- Priority 2



PURCHASE RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
Cc: William Bell City Manager, Ann Morgenthauer Deputy City Manager,
Shane Brandt Fleet Superintendent
FROM: Jim Scheid Public Works Director
DATE: January 2, 2024
Subject: Vehicle and Equipment Purchase Recommendation



Action

Authorize vehicle and equipment purchases for the following City Divisions in the total amount of \$2,087,431.64

1. Public Works Shared Side Dump Semi Trailer
2. Public Works/Parks Ventrac Mower/Plow
3. Public Works/Streets Loader and Backhoe
4. Public Works/Trash and Recycle 2 Refuse Trucks
5. Public Works/Streets Street Sweeper
6. Black Canyon Golf Course Golf Rough Mower
7. Police Department/Patrol and Admin Vehicles
8. City Hall Civic Campus Ford Escape
9. General Fleet Vehicle
10. Public Works Bucket Truck

Background

City fleet assets are maintained following a comprehensive schedule throughout the year. In addition to routine maintenance tasks such as oil changes, brake replacements and tire rotations, City Fleet Mechanics complete unscheduled repairs such as diagnostic troubleshooting, component replacement and welding repairs. The Fleet division uses a fleet management software tool known as FASTER to determine optimal replacement schedules for each fleet asset. FASTER uses initial cost, mileage, maintenance costs, salvage value, and other factors to recommend the replacement of an asset. The Fleet Division considers other factors such as utilization rate, budget, and the availability of underutilized assets as well as the FASTER result, to ultimately schedule asset replacements. The fleet assets listed above have been budgeted for replacement or additions in 2024.

1. Public Works Shared Side Dump Semi Trailer

A side dump trailer was included in the 2024 budget as an additional piece of equipment. This purchase will be shared between Streets, Stormwater, Water Distribution, Sewer, and Wastewater. The quote below is using a Cooperative Purchasing Agreement (CPA) through Sourcewell pricing (contract # 092922-TKI). Using a CPAs gives the City of Montrose the opportunity to take advantage of previously negotiated government pricing.

Vendor/Location	Brand	Price
Transwest/Brighton	Trail King	\$66,741.60

A total of \$72,000 was budgeted from the 5 different Divisions. This purchase comes in \$5,258.40 under budget.

2. Public Works/Parks Ventrac Mower/Plow

On November 13, 2023 an invitation for bid was issued for the purchase/replacement of a Ventrac mower/plow. Three bids were received and all were qualified and complete.

Vendor/Location	Location	Price
Potestio Brothers	Parker, Colorado	\$ 52,994.68
LL Johnson	Denver, Colorado	\$ 54,444.60
Western Implement	Montrose, Colorado	\$60,654.22

City staff recommend purchasing from Potestio Brothers. After the local preference of 5% is applied Potestio Brothers is the low bidder and provides the best value for the City of Montrose. Purchasing from Potestio Brothers will make this purchase \$12,005.32 under the budgeted amount of \$65,000.

3. Public Works/Streets Loader and Backhoe

The Fleet Division is replacing a Streets Division Loader and the Streets Division has budgeted for an additional Backhoe in the 2024 budget. A CPA is being utilized for this purchase. For this purchase the City is using Cooperative Purchasing Agreement (CPA) Sourcewell contract 011723-JDC for both the Loader and Backhoe.

Vendor/Location	Equipment	Price
4 Rivers Equipment – Grand Junction, CO	John Deere 544P Loader	\$249,500.28
4 Rivers Equipment – Grand Junction, CO	John Deere 320P Backhoe	\$151,000.28

The 2024 Streets and Fleet budget combined included \$390,000 for this purchase. Upon approval this purchase would be \$10,500.56 over budget.

4. Public Works/Trash and Recycle 2 Refuse Trucks

On November 30, 2023, the City of Montrose Fleet Division opened bids for one new automated side load and one rear packing refuse truck. Both are replacements that are included in the 2024 Fleet budget. Eight total bids were received, but only two were complete and qualified. The qualified bids are as follows:

	Truck Type/Location	Body Type/Location	Total
Transwest Bid 1	Autocar, Western Star/Grand Junction	Curbtender/Grand Junction	\$630,772.00
Transwest Bid 2	Autocar, Western Star/Grand Junction	Heil/ Commerce City	\$646,990.00

City Staff recommends purchasing from Transwest Bid 1 for a price of \$630,772.00. They are the best value for the City and also both the Chassis and Body vendors are on the Western slope. \$700,000.00 was budgeted in 600-8005-944-000. This purchase comes in \$69,228 under budget.

5. Public Works/Streets Street Sweeper

The Fleet Division is replacing a Streets Division Sweeper in the 2024 Budget. A CPA is being utilized for this purchase. For this purchase the City is using Cooperative Purchasing Agreement (CPA) HGACBuy contract #SW04-20A06.

Vendor/Location	Equipment	Price
Hardline Equipment - Henderson, CO	Dulevo 6000 Revolution	\$319,440.00

Purchasing from Hardline equipment will make this purchase \$45,560 under the budgeted amount of \$365,000.

6. Black Canyon Golf Course Golf rough mower

The Fleet Division is replacing a BCGC mower in the 2024 Budget. A CPA is being utilized for this purchase. For this purchase the City is using Cooperative Purchasing Agreement (CPA) Sourcewell contract MAPO #2017025MAPO.

Vendor/Location	Equipment	Price
LL Johnson – Denver, CO	Toro Grounds Master 4700D	\$ 119,659.60

Purchasing from LL Johnson will make this purchase \$15,340.40 under the budgeted amount of \$135,000.

7. Police Department Vehicles

This purchase is for 4 replacement vehicles and one early replacement. On November 5th, 2023 the Fleet Division attempted to open bids for Police Department Vehicles. No bids were received. Due to the lack of bids, the Fleet Division reached out to several dealers asking for quotes. Only 1 quote was received. It is as follows:

Dealer/Location	Vehicle	Price
Sill-TerHar Motors – Broomfield, CO	Ford Interceptor and F150	\$ 306,972.00

City Staff recommend purchasing from Sill-TerHar Motors. The City has purchased many vehicles from Sill-Terhar motors over the last several years and has had a very good experience in their performance and price. This purchase is \$43,028.00 under the budgeted amount of \$350,000.

8. City Hall Civic Campus Ford Escape

The City Fleet Division opened bids on November 4th, 2023, for a new replacement of a Civic Campus vehicle. Only one bid was received. It is as follows:

Dealer/Location	Vehicle	Price
Montrose Ford	Ford Escape	\$ 36,535.00

City staff recommend purchasing from Montrose Ford. This bid fits within the bid specifications and falls \$11,465.00 under the budgeted amount of \$48,000.

9. General Fleet Vehicle

It is recommended that this vehicle be purchased through a sole source waiver to Flower Motors due to availability and extended lead time of the vehicle if it were to be ordered. The price is in the chart below.

Dealer	Location	Price
Flower Motors	Montrose	\$ 73,816.20

MSRP for this vehicle is \$73,816.20. There may be rebates offered in 2024 that would reduce this cost. City staff recommend purchasing from Flower Motors to keep this purchase local.

10. Public Works Bucket Truck

A bucket truck was budgeted for purchase in 2024 to assist with banners, decorations, tree care and signs. Due to the availability and lead times for new equipment of this type, the City is planning to purchase this vehicle as a used piece of equipment.

Equipment	Price
Bucket Truck	\$80,000

The Public Works Director and the Fleet Superintendent will locate a used Bucket Truck, evaluate its condition/value and purchase it from a credible auction without exceeding the budgeted amount of \$80,000.

Net Financial Impact

Vehicles/equipment that are being replaced are budgeted in the Fleet Fund and additional vehicles/equipment to the Fleet are budgeted in the divisions budgets that will utilize the vehicles/equipment. The chart below shows the overall impact to the Fleet Fund for these purchases. In addition to the impact to the fleet fund, the overall purchases for fleet and division budgets are under the overall budgeted amount by \$117,568.36.

Impact to the Fleet Fund

Equipment type	Purchase Price	Budget Price
Ventrac Mower	\$52,994.68	\$65,000
Loader	\$249,500.28	\$230,000
Street Sweeper	\$319,440.00	\$365,000
Autocar/Curbtender Refuse Truck	\$630,772.00	\$700,000
Mower/Toro	\$119,659.60	\$135,000
Police Vehicle Ford	\$250,316.00	\$280,000
Ford Vehicle	\$36,535.00	\$48,000
Total	\$1,659,217.56	\$1,823,000
Impact to the Fleet Fund	+\$163,782.44	



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: Jace Hochwalt, Planning Manager
DATE: January 2, 2024
RE: City of Montrose 2024 Annual Annexation Report and 3-Mile Plan

ATTACHMENTS:

- Exhibit A: Maps

City Council Consideration:

Review the City of Montrose 2024 Annual Annexation Report and 3-Mile Plan, as stipulated by Colorado State Statutes. Consider making a motion to approve the 2024 Annual Annexation Report and 3-Mile Plan.

Background:

Please find attached the City of Montrose 2024 Annual Plan of Annexation and 3-Mile Plan, as stipulated by Colorado State Statutes. The Plan contains verbal policies and maps to illustrate annexation priorities, eligible enclave annexations, existing city limits, growth areas, and transportation routes. The Plan will fulfill the statutory requirement to have a “plan in place” to annex new properties in 2024. Annexation plans must be adopted each year. The Planning Commission reviews this Plan, but no official action is taken by the Planning Commission.

Schedule:

January 2, 2024	City Council Work Session
January 2, 2024	City Council Presentation
January 10, 2024	Planning Commission Presentation



**CITY OF MONTROSE
2023
ANNUAL ANNEXATION PLAN AND REPORT &
THREE-MILE PLAN**

Nature of Plan

This plan generally describes the proposed land uses, location, character, and extent of utility and street infrastructure and service to within 3 miles of the City of Montrose, herein referred to as “City,” as required by CRS §31-12-105(1)(e).

The City of Montrose Envision 2040 Comprehensive Plan, as adopted in June 2021, shall be incorporated into this Plan. Master Plans of federal agencies or the County of Montrose, and Montrose County Airport for any public lands under their jurisdiction within the boundaries of the attached 3 Mile Plan map of the City of Montrose shall also be referenced as part of the City of Montrose 3 Mile Plan, except to the extent where inconsistent with City ordinances, regulations, and components in this plan. See Exhibit A.

Annexation Policy

In general, the City of Montrose will annex from the center of the City out into the Growth Areas within the Growth Boundary and 3 Mile Plan. The City will consider areas and properties as requested by property owners for annexation. Qualified enclaves, City owned property, areas expected to develop as urban with City influence, and areas with City utilities or capacity to serve, will also be considered.

Priority for Annexation in 2024

As a matter of establishing priority for annexation in the year 2024, the City shall consider annexation of the following properties subject to the statutory limitations as provided above, and areas that can meet statutory eligibility requirements as set forth in CRS §31-12-104 and CRS §31-12-105.

- (1) **Private land owner request.** For private parties meeting the statutory requirements.
- (2) **Properties served adequately and properly by City utilities.**
- (3) **Highway Corridor properties** south on Highway 550, north on Highway 50, east on Highway 50, and west on Highway 90 where it is feasible to serve such

properties with existing infrastructure or where adequate infrastructure could generally be extended to serve such areas.

- (4) **Existing enclaves** as identified in red on the attached Exhibit B.
- (5) **Growth Areas**, as identified on Exhibit C.

City Utility Infrastructure

Annexations shall be subject to existing City policy, as may be amended, and the City Comprehensive Plan. The extension of City utilities and services to such properties shall be in accordance with the Official Code of the City of Montrose, Chapter 3-5 and Chapter 11-4.

Additionally, potable water service shall be in accordance with the Water Service Area Agreements as executed between the City and the Tri County Water Conservancy District, the City and the Menoken Water District, and the City and the Chipeta Water District. The respective service areas are delineated in the attached Exhibit D.

The extension of sewer service shall also be in accordance with the 201 Plan and the 208 Area Waste Management Plan (“Waste Water Service and Treatment Agreement”) as executed by the City, the County of Montrose, and the West Montrose Sanitation District, as amended from time to time.

The City regularly plans for and implements the upsizing and improvement of existing sewer and water lines. The majority of sewer and water line extensions are precipitated by growth through residential, commercial, and industrial subdivision.

The City’s current and planned utilities infrastructure is discussed in the 2021 City of Montrose Comprehensive Plan (Chapter 10).

Road Infrastructure

Major Highways within the City of Montrose are: Highway 50 to the north and east, Highway 90 to the west and Highway 550 to the south. The City shall generally adhere to its Transportation Plan as included within the City Comprehensive Plan. Current and proposed roads and streets are shown in the City of Montrose Comprehensive Plan (Chapter 6), and in the County’s road and bridge map and plan (Exhibit E).

Parks, Trails, and Open Space

“Encourage and facilitate a variety of public parks, trails, and recreation opportunities in strategic locations”, a guiding principle of the City of Montrose Comprehensive Plan (Chapter 8), acts as a guide to the development of a linked, cohesive park and open space system. The Parks Master Plan (Exhibit F) illustrates the locations of regional, community and neighborhood parks currently existing in the City of Montrose, and the conceptual areas where future parks are needed to address current deficits and meet projected needs over the next 10 to 20 years.

The map titled, "Recreation Trail Alignments," (Exhibit G) shows existing and proposed recreation trails throughout the City.

City and Public Utilities

- (1) Electrical Power – Delta Montrose Electric Association
- (2) Telephone and Internet Access – Spectrum, Elevate Fiber, and other services
- (3) Natural Gas – Black Hills Energy available in the City, and in the fringe areas of the City
- (4) Cable Television and Internet Access – Spectrum, DMEA, Elevate Fiber, and others
- (5) Sewer – Available in and near the City, by the City of Montrose. Available in the West Montrose Sanitation District. City sewer is extended as per City Ordinances. The City's 201 and Region's 208 Plan are hereby incorporated by reference.
- (6) Trash Collection – City trash service and recycling services are provided within the City to Sanitation customers. Private trash collection services operate both outside and within the City. The Montrose Area Landfill and other recycling facilities are privately operated.
- (7) Water Service – Potable water service within the 3 Mile Area is provided by the City of Montrose, Tri-County Water Conservancy District, Menoken Water District and the Chipeta Water District within their respective service areas as provided by the agreements between the parties.
- (8) Transportation Service – No transportation services are provided by the City of Montrose, other than streets, sidewalks, and multi-use trails. All Points Transit currently provides public transportation services.

General Provisions

- (1) To the extent that any item mentioned in CRS §31-12-105(1)(e) is not reflected in the documents, maps and plans included as a part of this plan, this plan should be construed to mean that these types of facilities are not provided.
- (2) Proposed land uses are residential and agricultural, except as otherwise shown or provided by City zoning, land use plan, or the Comprehensive Plan.

Annexations in Past Three Years

2021 Additions

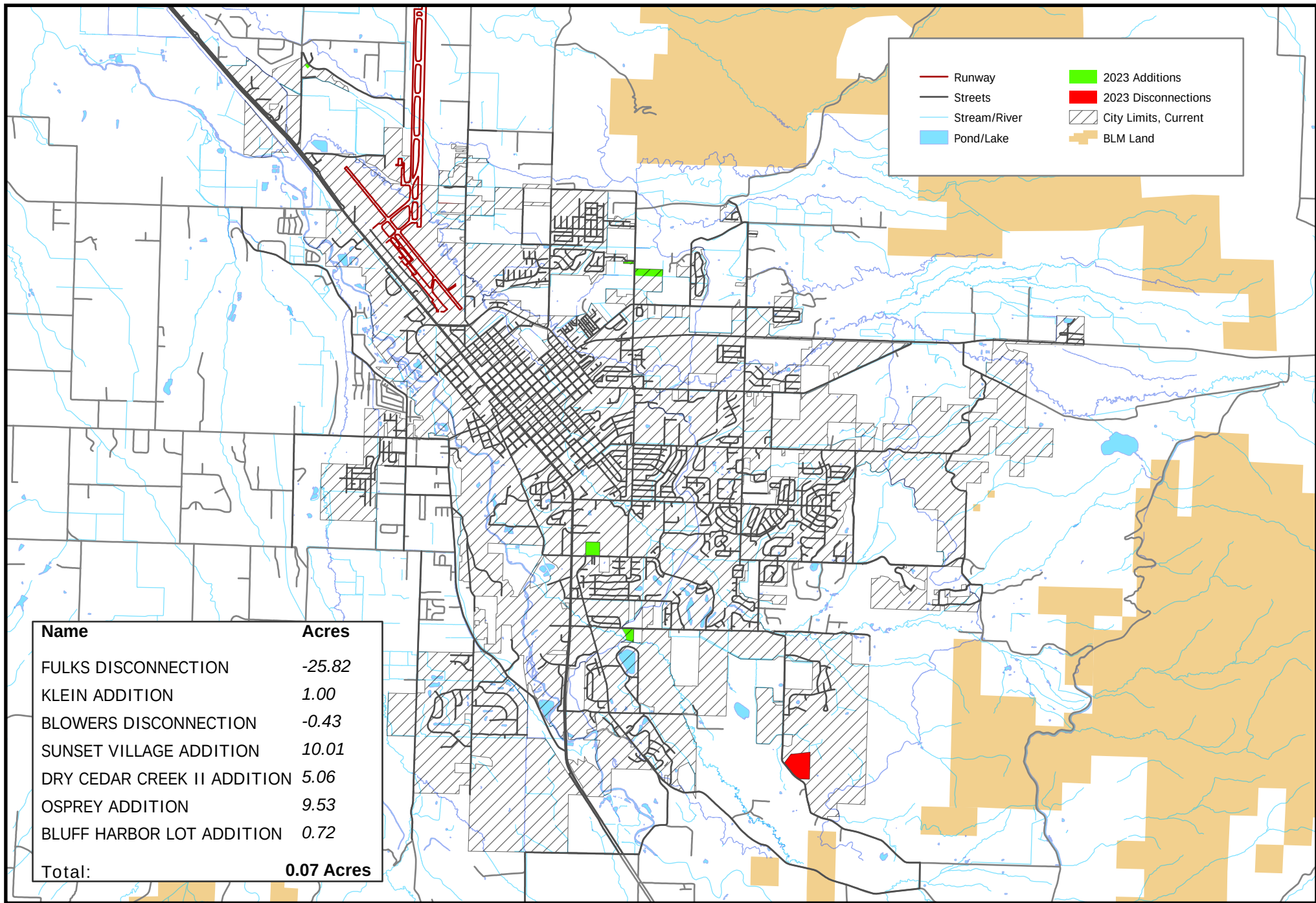
Name	Acres
Rainbow Trout Addition	2.82
Hilltop Addition II	0.45
Lynch Addition	16.84
Valley Ranch Addition North	60.81
Valley Ranch Addition South	70.16
Highway 50 Addition	15.04
Riverside Park Addition II	2.09
Riverside Park Addition III	0.032
Morris Property Disconnection	-7.95
Riverbend RV Park Addition II	0.26
McCracken Addition	2.295
Grace Community Church Addition II	3.48
TOTAL	166.327

2022 Additions

Name	Acres
Niagara Road Addition	0.38
6700 Dejulio Addition	9.30
Mier Addition	14.67
Hilltop Annexation North	10.01
TOTAL	34.36

2023 Additions

Name	Acres
Fulks Disconnection	-25.82
Klein Addition	1.00
Blowers Disconnection	-0.43
Sunset Village Addition	10.01
Dry Cedar Creek II Addition	5.06
Osprey Addition	9.53
Bluff Harbor Lot Addition	0.72
TOTAL	0.07



City of Montrose 2023 Annexations

Scale: 1:70,000

10.50 1 2 3 4 5 6 Miles

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Exhibit A
City of Montrose
Three Mile Boundary

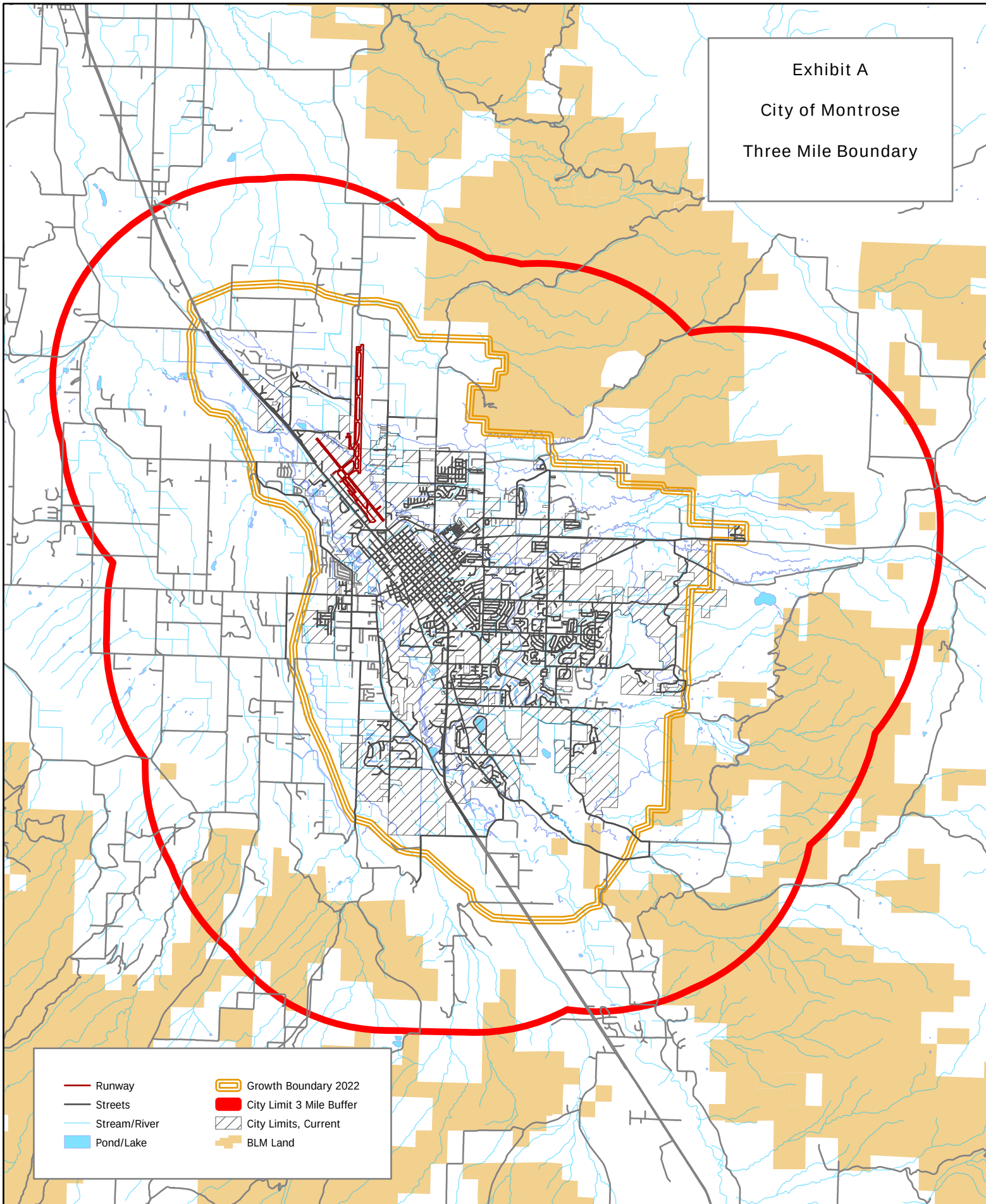


Exhibit B

City of Montrose

Eligible Enclaves in 2023

Total: 41 Enclaves

Approximately: 588 Acres

- Runway
- Streets
- Stream/River
- Pond/Lake
- Enclave
- Growth Boundary 2023
- City Limits, Current
- BLM Land



Exhibit B City of Montrose 2023 Eligible Enclaves

Scale: 1:75,000

1 0.5 0 1 Miles

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GROWTH AREAS*

MAP 5.2

-  City Limits
-  2005 IGA Referral
-  Urban Growth Boundary
-  Growth Area 1
-  Growth Area 2
-  Growth Area 3

* A Growth Area is an area identified for future development based on a framework for guiding growth in an incremental manner.

Exhibit C

City of Montrose
Growth Areas

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Exhibit C City of Montrose Growth Areas

Scale: 1:75,000

1 0.5 0 1 Miles

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Exhibit D

City of Montrose
Water Service Districts and
Companies

MENOKEN
SERVICE
AREA

CITY OF
MONTROSE
SERVICE AREA

SUBURBAN
SERVICE AREA

CHIPETA
SERVICE
AREA

TRI-COUNTY
SERVICE AREA

-  Runway
-  Streets
-  Stream/River
-  Pond/Lake
-  CHIPETA SERVICE AREA
-  CITY OF MONTROSE SERVICE AREA
-  MENOKEN SERVICE AREA
-  TRI-COUNTY SERVICE AREA
-  SUBURBAN SERVICE AREA
-  Growth Boundary 2023
-  City Limits, Current
-  BLM Land

TRANSPORTATION

Proposed Roadway Network and Classification

Exhibit E

City of Montrose
Proposed Roadway and
Network Classification

* Due to topography, precise alignment of this arterial route will be determined upon development of the area. It is expected that deviations to this route, some of which may be significant, will be made.

-  Roundabout
-  Traffic Light
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  PROPOSED COLLECTOR
-  PROPOSED MINOR ARTERIAL
-  BLM
-  CDOW
-  Forest Service
-  NPS
-  City Limits
-  2005 IGA Referral Area

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Exhibit E City of Montrose Proposed Roadway and Network Classification

Scale: 1:75,000

1 0.5 0 1 Miles

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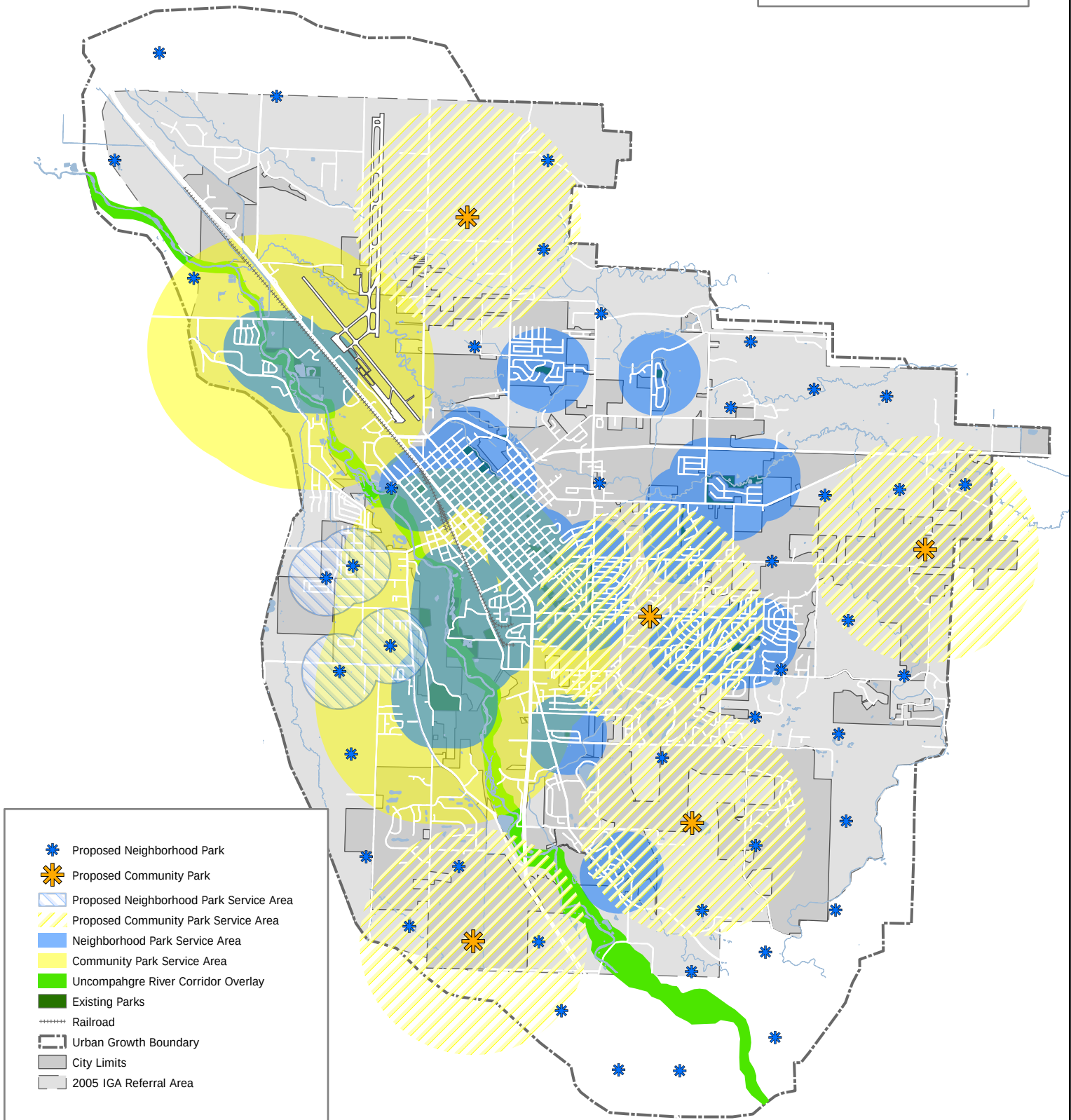


PARKS MASTER PLAN

MAP 8.1

Exhibit F

City of Montrose
Parks Master Plan



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Exhibit F City of Montrose Parks

Scale: 1:75,000

1 0.5 0 1 Miles

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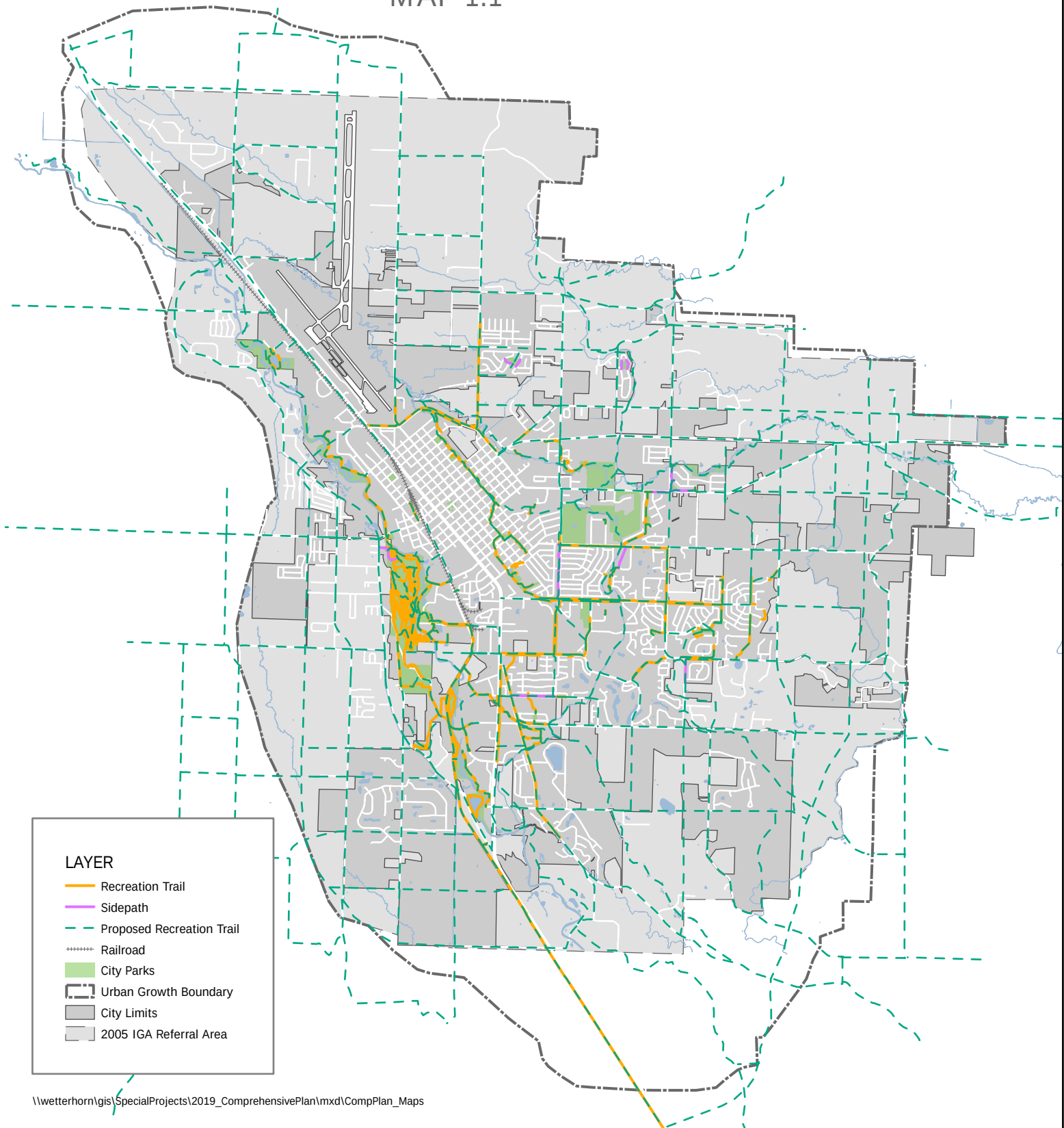


RECREATION TRAIL ALIGNMENTS

MAP 1.1

Exhibit G

City of Montrose
Recreation Trail Alignments





Streets Division

CITY OF MONTROSE

1221 64.50 Rd
P.O. Box 790
Montrose, CO
81402-0790

www.cityofmontrose.org

970-240-1443 Phone

CITY OF MONTROSE

Streets Division

MEMO

Subject: Public Works - Overview of Snow Removal Operations and Anti-Icing Practices

Dear Council Members,

With winter upon us, this memo serves as an overview of the Public Works Department's snow removal operations and highlighting our commitment to maintaining safe and accessible streets throughout the City of Montrose.

1. Snow Removal Operations

- The City is responsible for approximately 290 lane miles of roads, divided into four geographical snow removal districts, each with tiers of priority streets, assigned personnel, and equipment.
- Our fleet includes four full sized snowplows, which are responsible for covering between 130 and 160 Plow miles per storm, two Motor Graders to assist on their one routes, one front-end loader with a snow blower, and eleven pickup truck plows for clearing intersections and parking lots.
- The 2023 community survey shows a 5% increase in satisfaction rate since 2016.

2. Snow and Ice Control Policy

- Public Works has recently drafted and adopted a Snow and Ice Control Policy in 2023, setting new standards for our operations. This new Snow and Ice Control Policy will help ensure efficient and environmentally conscious snow removal operations.
- The policy includes a tiered system for prioritizing roads, operational classifications for different levels of snow events, and specific methods for snow removal and ice control.

3. Budget and Technological Advancements

Steadily increasing usage of liquid pretreatments has significantly enhanced our operations and their effectiveness. Additionally, we are eagerly awaiting the replacement of two full-sized plow trucks this year which will come equipped with the latest snow and ice fighting technology on board.

4. Anti/De-Icing Practices

- Our Department utilizes both granular (Salt) and liquid (Magnesium Chloride) anti-icing chemicals.
- Magnesium Chloride, particularly 'Torch LT' by GMCO, is our primary liquid deicer, known for its effectiveness and lower environmental impact. This product has been specified by Departments of Transportation, making it one of the safest and most effective anti-icing and de-icing liquid available.
- Pre-Wetting our dry granular salt will soon be a standard practice which activates deicers immediately while reducing the bounce and scatter of applied materials, minimizing impact on the environment.

5. Common misconception about Magnesium Chloride

There is a common misconception that Magnesium Chloride (MgCl₂) is a highly corrosive product used for ice treatment. However, the liquid treatment we use is formulated to be less corrosive and more environmentally friendly than Rock Salt or Calcium Chloride (NaCl). It's specified by the Department of Transportation and is one of the safest and most effective de-icing liquids available.

Effectiveness:

- MgCl₂ is a highly effective deicer, capable of breaking the bond between the pavement and ice at temperatures as low as -20°F.
- MgCl₂ works faster than rock salt (NaCl), melting ice and snow more quickly and efficiently.
- MgCl₂ produces a brine that can penetrate ice and snow, effectively loosening them from the surface for easy removal.

Safety:

- MgCl₂ is less corrosive to infrastructure, such as concrete and metal, compared to NaCl.
- Less harmful to vegetation than NaCl, as it does not accumulate in the soil and damage plants.
- Less irritating to skin and eyes than NaCl, making it a safer option for people and pets.

Environmental Impact:

- MgCl₂ is less harmful to aquatic life than NaCl, as it does not deplete oxygen levels in water bodies.
- Less likely to contaminate groundwater than NaCl, as it binds more readily to soil particles.
- MgCl₂ is a naturally occurring mineral, and its production has a lower environmental impact than the production of NaCl.

Cost-Effectiveness:

- MgCl₂ is generally more expensive than NaCl per pound. However, MgCl₂ is more effective than NaCl, so it can be used in smaller quantities and can save money in the long run.
- MgCl₂ reduces the need for frequent reapplication, further reducing costs.

Overall, MgCl₂ is a safe, effective, and environmentally friendly alternative to NaCl for snow operations. It is a more expensive option, but its superior performance and reduced environmental impact can offset the cost difference.

6. Staffing Overview

Our team includes a mix of long tenured and new employees, the longest serving for 36 years and many still within their first five years, all committed to upholding our standards. Despite facing turnover, we have maintained high performance standards in snow removal operations, and we are proud of our team's dedication. Staff are receiving regular industry-leading training, helping us utilize innovative strategies to ensure Montrose remains a safe and welcoming community during the winter months. We look forward to continuing our efforts in improving our city's snow removal operations.

7. Community Feedback

Our community survey showed an increase in satisfaction for snow removal on city streets, highlighting the effectiveness of our strategies and the positive impact of our policy and operational changes.

We are committed to maintaining the safety and accessibility of Montrose's streets during winter, and our strategies reflect a balance between efficiency, environmental responsibility, and community needs. We appreciate your support and look forward to continuing our efforts in improving our city's snow removal operations.

Thank you for your attention.

Respectfully,



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