A regular meeting of the Montrose City Council was held on Tuesday, February 20, 2024, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Barbara Bynum, J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Graysen Vidmar, Bill Bell, Ann Morgenthaler, Chris Dowsey, Wayne Nation, Lisa DelPiccolo, Briceida Ortega, Shane Brandt, Chris Velasquez, Scott Murphy, William Reis

GUESTS: Judy Ann Files, Ramiro Ruelas, Craig Hasto, Fernando Belair, Matt Box, Mario Capolarello

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Youth City Councilor Graysen Vidmar.

CHANGES TO THE AGENDA

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

Matt Box and Fernando Belair spoke in favor of increasing noticing requirements for rezone and subdivision hearings. The current requirement is to notify anyone within 100 feet. Mr. Box and Mr. Belair suggested increasing that requirement to 1,500 feet.

APPROVAL OF MINUTES

City Council considered the minutes of the February 6, 2024, regular City Council meeting.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the minutes of the February 6, 2024, regular City Council meeting as presented. All voted yes. Motion passed.

DISPOSAL OF CITY-OWNED VEHICLES AND EQUIPMENT

City Council considered approval of the disposal of City-owned vehicles and equipment to be replaced in 2024.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the disposal of City-owned vehicles and equipment as presented. All voted yes. Motion passed.

NEW HOTEL AND RESTAURANT LIQUOR LICENSE APPLICATION

City Council considered an application for a new Hotel and Restaurant liquor license at 305 E. Main Street for Sinaloa Grill LLC, doing business as Sinaloa Grill, for consumption on the licensed premises. A hearing was held.

City Attorney Chris Dowsey reported that the file is in order, the fees have been paid, and a staff review of the application found nothing that would prevent the approval of the license.

Applicant Ramiro Ruelas answered questions with interpretation provided by Deputy City Clerk Briceida Ortega. Mr. Ruelas stated that he was comfortable with the interpretation provided by Ms. Ortega.

Mr. Ruelas provided an overview of his downtown restaurant which serves typical Mexican food, including seafood items, as well as hot dogs and hamburgers. The restaurant is open Wednesdays through Mondays from 11 am until 8 pm.

Mr. Ruelas agreed with the designation of the neighborhood as the Montrose city limits and stated that approval of this license would help meet the needs and desires of the neighborhood.

Mr. Dowsey stated that petitions were circulated. A total of 100 signatures were submitted, with 19 determined to be insufficient and 81 determined to be valid and in support of the license.

Mr. Ruelas stated that he is taking an online course offered in Spanish to become familiar with liquor laws and said all servers will also receive training. He said customers will be asked to provide an ID when alcohol is ordered.

Mr. Ruelas stated that the restaurant opened in November 2023, and many employees have experience in the restaurant industry and familiarity with liquor laws.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve a new Hotel and Restaurant liquor license at 305 E. Main Street for Sinaloa Grill LLC, doing business as Sinaloa Grill, as presented. All voted yes. Motion passed.

COMMERCIAL KITCHEN GRANT APPLICATION

City Council considered a Commercial Kitchen Grant in the amount of $200,972.00 for Alexander Main & Chutes, doing business as Stockmen's and Ruby June Restaurants, at 346 E. Main Street. City Manager Bill Bell introduced applicant Craig Hasto who was present to answer questions.

Mr. Bell reported that the application is for two separate restaurants within one building. Mr. Bell said the meeting packet details the total project costs of $1.9 million as well as the total kitchen costs of $297,000.00. Mr. Bell stated that $200,972.00 is requested to cover the cost of kitchen improvements that will remain with the building if the business or property change owners.

Mr. Bell stated that the five-year revenue projections were updated since the work session discussion and the current projections are included in the meeting packet.

A discussion was held on the economic benefits of supporting new restaurants to enhance nightlife and attract younger families to support the work force.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve a Commercial Kitchen Grant in the amount of $200,972.00 for Alexander Main & Chutes, doing business as Stockmen's and Ruby June Restaurants, at 346 E. Main Street as presented. Ed Ulibarri voted no. All others voted yes. Motion passed.

FIORI DI LENA FINAL PLAT

City Council considered the Fiori di Lena Final Plat to create 12 residential lots and associated easements.

Planner II William Reis reviewed the location of the 6.6 acres on both sides of the newly constructed 6700 Road Extension south of the intersection with Miami Road. The proposed subdivision plat would create 12 single-family residential lots with six on each side of the road. Mr. Reis said the property is zoned R-1A, Large Estate District, and the preliminary plat was approved by City Council in June of 2023.

Mr. Reis recommended conditional approval stating that the final plat is in compliance with City of Montrose Subdivision Regulations, and the proposal meets the intent of the Fiori di Lena Subdivision Preliminary Plat.

Public comment was accepted. No comments were received.

Mr. Reis confirmed that every two lots will share one access point onto 6700 Road in accordance with the annexation agreement.

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

## VEHICLE PURCHASE RECOMMENDATION

City Council considered the purchase of two Ford F-150 pickup trucks from Montrose Ford in the amount of $108,060.00.

Fleet Division Superintendent Shane Brandt reviewed the bid process and reported that one bid with a competitive price was received from Montrose Ford. Mr. Brandt stated that the pickup trucks are replacement vehicles for use by the Montrose Police Department and will require upfitting estimated at $10,000 each. Mr. Brandt said that $140,000.00 was budgeted for the purchase and the cost of the vehicles and the upfitting is well below the budgeted amount.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the purchase of two Ford F-150 pickup trucks from Montrose Ford in the amount of $108,060.00 as presented. All voted yes. Motion passed.

## STAFF REPORTS

City Manager Bill Bell invited the community to a State of the City Address on February 26 at the Montrose Pavilion. Mr. Bell reported that staff and City Council have prepared a presentation outlining 2023 accomplishments and projects for 2024.

## YOUTH CITY COUNCIL REPORT

Youth City Councilor Graysen Vidmar provided an update on a planned food drive. Youth City Council Coordinator Briceida Ortega reported that Youth City Councilors will also be present at the State of the City Address.

## CITY COUNCIL COMMENTS

City Councilor Dave Frank provided an update on the Colorado Municipal League Legislative Workshop that he and Mayor Barbara Bynum attended.

MOTION TO ADJOURN

At 6:47 p.m., a motion was made by Dave Frank to adjourn the meeting with no further action taken.

ATTEST:

Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk

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