



CITY COUNCIL WORK SESSION

Monday, March 18, 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 online via livestream](#) and video recordings of the meetings can be viewed on our [YouTube page](#).

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. Schedule time to book this resource, by [emailing the City](#) at least 3 days before the meeting.

1) INTRODUCTION OF NEW CITY EMPLOYEES (5 minutes)

- Paul Plush - Trash & Recycling Operator
- Mike Lopez - Utilities Worker
- Chris Gebes - Parks & Special Projects Worker
- Courtney Billi - Executive Assistant to Police Command Staff
- Rebeqah Love - Court Clerk
- Seth Brewer - Utilities Worker
- Arlene Inskeep - Customer Service Technician

2) DISCUSSION ITEMS

- A) Moving Montrose Forward 2024 Contracted Street Maintenance (20 minutes)
Staff: City Engineer Scott Murphy
- B) 2024 Sidewalk Improvements Project Expense Authorization (15 minutes)
Staff: Streets Superintendent Nik Pridy and Public Works Director Jim Scheid
- C) Streets Crack Seal Material Purchase Recommendation (15 minutes)
Staff: Streets Superintendent Nik Pridy and Public Works Director Jim Scheid
- D) Streets Pavement Marking Contract Award Recommendation (15 minutes)
Staff: Streets Superintendent Nik Pridy and Public Works Director Jim Scheid



- E) Parks Fertilizer and Herbicide Applicator Contract Award Recommendation (15 minutes)
Staff: Parks Superintendent Dan Payne and Public Works Director Jim Scheid
- F) Parks Turf Maintenance Contract Extension Recommendation (15 minutes)
Staff: Parks Superintendent Dan Payne and Public Works Director Jim Scheid
- G) 2024 Dump Truck Purchase Recommendation (10 minutes)
Staff: Fleet Superintendent Shane Brandt and Public Works Director Jim Scheid
- H) Energy and Mineral Impact Assistance Grant Application Authorization (10 minutes)
Staff: Jace Hochwalt Community Development Director

3) GENERAL CITY COUNCIL DISCUSSION

4) STAFF COMMENTS

MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: March 11, 2024
RE: Moving Montrose Forward 2024 Street Maintenance Contract Award
CC: William Bell, Shani Wittenberg

Action

City Council consideration of \$4,100,000 in expenditures for completion of the Moving Montrose Forward 2024 Contracted Street Maintenance Project. This includes the award of a construction contract to Mountain Valley Contracting in the amount of \$3,850,000 and up to \$250k in reimbursements to FCI Constructors for drainage and alley improvements on South 1st Street and Park Avenue.

Background

Starting in 2018, the City of Montrose developed the *Moving Montrose Forward* (MoveMo) initiative which placed a renewed focus on street maintenance, reducing traffic congestion, and improving pedestrian and vehicular mobility throughout the community. As part of this effort, each year the City hires contractors to perform some of the larger-scale and specialized street maintenance construction activities. This contracted street maintenance work is in addition to typical routine maintenance activities performed by the City's street division of public works.

The City's street maintenance and capital plan is available on the City's MoveMo webpage at www.MoveMo.co. The street maintenance plan identifies how available funds should generally be allocated between the various types of maintenance activities (e.g., surface treatments, mill and overlays, rebuild of failed roadways, etc). Allocation of these funds is geared towards the creation of a comprehensive street-maintenance program focused on striking a balance between maintenance of the better-condition roadways (keeping the "good roads good" and at a lower cost) and eventually restoring those which have experienced failure and are more costly to repair. It should be noted that asset management software and modeling are used to help prioritize appropriate maintenance treatments for the City's roadways and to best utilize limited resources.

The City budgeted a record \$5.25M for this year's MoveMo initiative. Approximately \$3.2M of this year's funding is focused on asphalt overlays, mill and overlays, roadway rebuilds, and drainage improvements discussed herein. Streets to receive these treatments under this contract are shown in the attached figure. It should be noted that some of these streets also include aged waterline replacements (funded separately), curb ramp replacements, curb/gutter replacements, and select sidewalk additions/replacements where appropriate.

Additional detail on the City's street maintenance program can be found in the street capital and maintenance plan noted above as well as on the Street Maintenance tab of the Moving Montrose Forward webpage at www.MoveMo.co.

Project Bidding

Street maintenance project plans were prepared in-house by the City's engineering department, were put out to bid on February 15th, and were publicly received on March 7, 2024. Bids were received from four contractors as summarized in Table 1 below. It should be noted that these bid totals include a 10% contingency.

TABLE 1 Summary of Bid Results		
Contractor	Location	Bid Total
Mountain Valley Contracting	Grand Junction, CO	\$3,561,943.17
United Companies	Montrose, CO	\$3,996,978.43
K&D Construction	Grand Junction, CO	\$4,049,402.01
Ridgway Valley Enterprises	Montrose, CO	\$4,054,483.26

The City has recent positive experience working with Mountain Valley Contracting on numerous capital projects. The City's local preference policy would not change the outcome of bidding in this case.

The totals presented in Table 1 are for the project as-bid and are lower than the \$3.85M allocated for this aspect of the 2024 MoveMo street maintenance effort (see breakdowns in Tables 2 and 3 below). Because the project is bid as unit rates for all work (e.g., cost per ton of asphalt, square yard of milling, linear foot of curb, etc) it is recommended to expand the scope to maximize the available allocation of \$3.85M. The additional funding would be used to perform several blocks of asphalt overlays in the vicinity of this year's scope of work.

In addition to the \$3.85M maintenance contract, staff are also recommending the authorization of \$250k in expenditures to rebuild a portion of the alley between Main and South 1st Street, immediately east of Park Avenue and improve drainage along the Montrose United Methodist Church's (MUMC) Park Avenue and South 1st frontages. These areas have been experiencing poor drainage and, as a result, were targeted for replacement/improvement in 2024 while working in this maintenance zone. Coincidentally, the MUMC is currently working to perform foundation improvements on their historic building and improve drainage/parking areas along the private portions of their road frontages. This presented a unique opportunity to collaborate between the two projects and save costs for both. The city-related portions of work (alley replacement, curb/cutter replacements, curb ramps, and asphalt patching) are being performed by FCI Constructors under contract to MUMC and would be paid as a reimbursement directly to the contractor.

Project Schedule and Traffic Control

The project is scheduled to start April and will extend through the end of October. The nature of the project will require that roadways be closed to through traffic during the work. Access to local businesses, medical facilities, and residences will remain available at all times during these closures. Work/closures along school frontages will also only be allowed while school is out for the summer.

Contract Administration and Project Financials

Contract administration, project management, and construction inspection will be performed by the City of Montrose engineering department.

The total budget for the Moving Montrose Forward Initiative in 2024 is summarized in Table 2 below.

TABLE 2		
Moving Montrose Forward 2024 Total Budget		
Budget Element	Amount Budgeted	Amount Proposed
Capital Fund (General Fund)	\$5,250,000	\$5,250,000
Related Waterline Replacements (Enterprise Fund Capital)	\$500,000	\$650,000 (See Note Below)
Related Sewerline Replacements (Enterprise Fund Capital)	\$150,000	\$0 (See Note Below)
TOTALS	\$5,900,000	\$5,900,000

It should be noted that waterline and sewerline replacement enterprise fund budgets to accompany the street maintenance contract are generally considered a placeholder at the time of budget preparation since the exact scope of replacements needed is not known at that time. In this instance, the waterline replacement scope of work ended up larger than anticipated and no sewerline replacements were needed under this year's streets. The waterline overage would be funded using savings from other water capital projects planned for 2024.

Total anticipated expenditures for the Moving Montrose Forward Initiative in 2024 are summarized in Table 3 below.

TABLE 3		
Moving Montrose Forward 2024 Anticipated Expenditures (Rounded)		
Project Element	Expenditure	Status
Contracted Street Maintenance Mountain Valley Contract (Incl. Waterline Replacements)	\$3,850,000	This Award
Contracted Street Maintenance South 1 st /Park Improvements FCI Reimbursement	\$250,000	This Award
Surface Treatment (Slurry Seal) Contract	\$1,290,000	Awarded 3/5/2024
South 1 st and Cascade Street/Drainage Improvements (North Side of Roadway)	\$50,000	Contractor Reimbursement
Flashing Crosswalk Signage	\$25,000	Location TBD
6530/San Juan Signal Design, 6450/San Juan and 6700/Hwy 50 Signal Warrant Studies	\$200,000	RFP Out Soon
Streets Dept. Sidewalk Maintenance Contract	\$150,000	Award Pending
Direct Pay Striping for Contracted Street Maintenance Work Areas	\$45,000	Engineering Lays Out Following MoveMo Street Maint. Contract
Add-On Sidewalk Extensions (as budget allows)	\$40,000	Missing Link Projects
TOTAL	\$5,900,000	

As shown in Table 3, the intent is to utilize all available street maintenance funding by expanding the project scope as possible to maximize the amount of street maintenance and sidewalk improvements performed.

PROJECT EXPENSE AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
FROM: Nikolas Pridy, Streets Division Superintendent
DATE: March 18, 2024
RE: **Concrete Project Expense Authorization**
CC: William Bell, Ann Morgenthaler, Shani Wittenberg,
Jim Scheid, Public Works Director



Action

Consider the authorization of expenses for sidewalk improvements as part of the 2024 MoveMo Project in the amount of \$150,000.00.

Background

The City of Montrose has requested formal bids through the Invitation for Bid process for on-call concrete construction services. The successful bidders, Avila Concrete, Bull Basin, OEC Construction, and Agave Construction are responsible for providing on-call concrete services on an as-needed basis at various locations throughout the City. Each portion of sidewalk repairs are broken down into small projects that we can insert into the bid tab to determine which contractor will be the lowest cost. Across many of the line items on the bid tab, Avila Concrete Construction was our lowest bidder. If Avila is unable to accommodate the work, the project will be presented to the next lowest bidder until a contractor agrees to take the scope of work. All the qualified bidders were awarded an on-call contract to perform concrete work for the City.

The concrete projects associated with the sidewalk improvements are comprised of multiple undertakings across Maintenance Zone C (shown in Exhibit A - Street Maintenance Plan Overview). The Streets Division performed a detailed survey of sidewalk condition in this zone in 2023 to determine which areas could be milled down (ground) and which areas needed to be replaced. The grinding of the sidewalk is a separate scope of work and is scheduled to be completed in June of 2024. The areas identified as needing replacement (as shown in the Exhibit B - Survey) will be separated into smaller projects and Public Works will utilize the most economical bidder from our On-call Concrete contract to perform the work.

The City of Montrose Public Works and Engineering Departments utilize the On-call contracts to complete concrete work throughout the City from several different sections of the annual City Budget. Below are the totals for concrete work budgeted in 2024.

MoveMo sidewalk improvements (proposed in this document) = \$150k
50/50 Sidewalk Replacement Program = \$50k
ADA Accessibility Program = \$50k
Main Street Sidewalk Improvements = \$125k
S. 1st Sidewalk Improvements = \$50K
Missing Sidewalk Link on S. 5th = \$25k
Main and Lot Sidewalk Improvements= \$42K
Concrete work as part of the Street Improvements portion of MoveMo = \$175K
401 N 4th St Missing Link \$40k
Concrete Trail Improvements = \$20k

Total for 2024 = \$727,000

Contract Administration and Project Financials

In the 2024 Capital Improvements Budget, there is \$150,000.00 allocated for Sidewalk Improvements within the MoveMo Contracted Street Maintenance. The concrete work to be performed will be managed by the Public Works Department and work will be performed on a priority basis until the \$150,000.00 has been consumed.

PURCHASE RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
Cc: William Bell, City Manager
Ann Morgenthaler, Deputy City Manager
Jim Scheid, Public Works Director

FROM: Nik J. Pridy, Streets Division Superintendent

DATE: March 18th, 2024

Subject: Crack Seal Material Purchase and Sole Source Recommendation



Action

Consider approval of the purchase of crack seal material from DISSCO (Denver Industrial Sales) for the City's Streets crew in the amount of \$103,454.80.

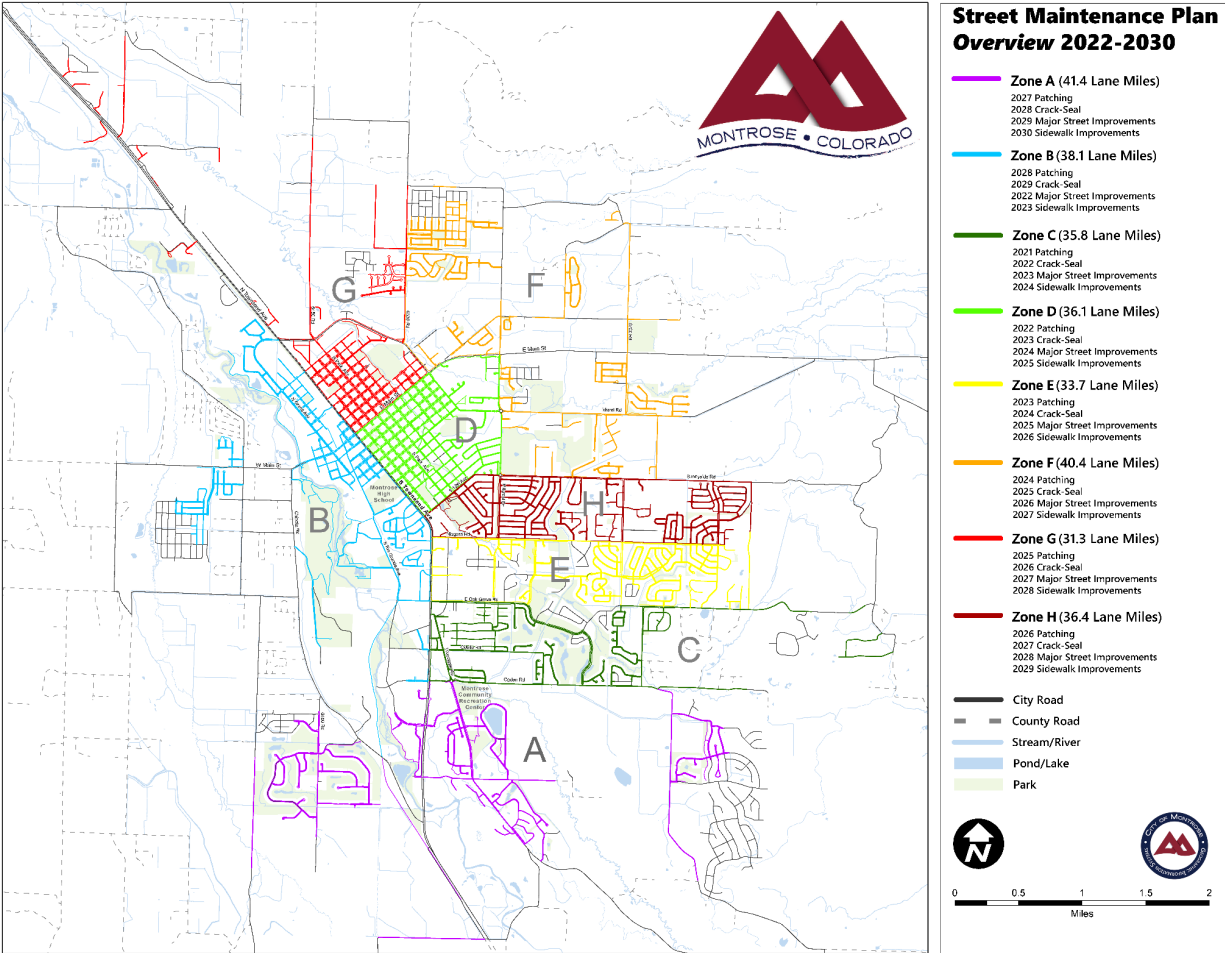
Background

The City of Montrose Streets Division is preparing for the upcoming crack seal season that will be self-performed. This includes 33.7 lane miles of streets that will be crack-sealed for Zone E in our Street Maintenance Plan (attached for reference). The material to be utilized and purchased is specific to our area and local climate. The City has utilized Low Tack Type 1 from Denver Industrial Sales & Service Company for the last several years with great results. For compatibility and warranty with existing equipment, we are requesting the authorization of a Sole Source waiver and the purchasing of this material. The pricing provided is comparable to that of other crack seal material and to what has been purchased in years past by the City of Montrose Streets and Engineering Divisions.

Net Financial Impact

In the 2024 Budget, \$105,000.00 was budgeted for crack seal material under GL 100.5115.223.000 (Asphalt). This will result in a budget savings of \$1,545.20.







CITY OF MONTROSE

SOLE SOURCE WAIVER REQUEST

REQUESTING DEPARTMENT: Public Works, Street Division DATE: 3/18/2024

REQUESTED BY: Nik Pridy, Street Division Superintendent BID NO. N/A

VENDOR NAME: Denver Industrial Sales & Service COST: \$103,454.80

JUSTIFICATION

(INITIAL ALL ENTRIES THAT APPLY TO REQUEST)

PRODUCT OR SERVICE DESCRIPTION: Crack Seal Material (546 Low Tack Type 1, PlexiMelt)

1. _____ Vendor is the original equipment manufacturer and there are no regional distributors.
2. X _____ The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service from another manufacturer or vendor.
3. _____ The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds.
4. _____ No other equipment is available that shall meet the specialized needs of the department or perform the intended function.
5. _____ Detailed justification is available which establishes beyond doubt that the vendor is the only source available to provide the item or service required.
6. _____ Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

I recommend that competitive procurement procedures be waived and the product or service described herein be purchased as a sole source.

DEPARTMENT HEAD AUTHORIZATION: Jim Scheid PW Director 3-7-2024
Authorized Signature Title Date

FINAL AUTHORIZATION:	City Council Approval Required (\$50,000 +)	YES	NO
	City Manager Approval Required (up to \$50,000)	YES	NO

MANAGER/COUNCIL AUTHORIZATION: _____
Authorized Signature Title Date

Attach detailed justification documentation

CONTRACT AWARD RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
FROM: Nikolas Pridy, Streets Superintendent
Cc: William Bell, City Manager
Ann Morgenthaler, Deputy City Manager
Jim Scheid, Public Works Director
DATE: March 18th, 2024
Subject: 2024 Pavement Marking Contract Award Recommendation



Recommendation

Consider awarding Stripe a Lot LLC of Montrose, CO a professional services agreement in the amount of \$285,000.00 for the service of applying regulatory pavement markings to streets and parking lots within the City of Montrose.

Background

To align with the Federal Highway Administration's Uniform Traffic Control Codes, the City's Public Works Department is proactively seeking specialized services for comprehensive pavement and traffic control marking. These essential services include the annual long-line striping of city streets and biannual application of crosswalks, stop bars, arrows, and other vital regulatory markings, ensuring safety and clarity for Montrose's thoroughfares. Newly constructed roundabouts, streets, and parking lots, along with ever-evolving traffic patterns, highlight the dynamic scope of this project each year.

Despite receiving one bid, Stripe A Lot's proposal fell below our anticipated budgetary allocation. Given Stripe a Lot's reputable standing and years of positive engagements with the City complemented by substantial endorsements from neighboring jurisdictions, City Staff confidently recommends awarding Stripe A Lot LLC a professional services agreement for 2024's pavement marking program.

Company	Proposal Amount
Stripe-A-Lot - Montrose, CO	\$ 270,859.93

City Staff recommends award to Stripe-A-Lot from Montrose, CO.

Net Financial Impact

The 2024 budget includes \$285,000.00 in the Streets Professional/Contract Service Budget 100-5115-353-000, and this contract will be a Not-to-Exceed in that amount. The remaining 14,140.07 will be used to further expand round about thermoplastic rehabilitation later in the fall after all necessary work had been completed.

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Montrose City Council
FROM: Daniel Payne, Parks Superintendent
DATE: March 18, 2024
RE: Parks Fertilizer and Herbicide Application
CC: William Bell, Ann Morgenthauer, Shani Wittenberg, Jim Scheid

Recommendation

Consider for approval the award of the Parks and Vacant Lot Fertilizer and Herbicide Application Contract to Aspen SavATree, Ridgway, Co, in the amount of \$110,000.

Background

The City of Montrose was in search of qualified contractors with Qualified Supervisors or Certified Operators through the Colorado Department of Agriculture who can carry out spray operations to control weed growth and fertilize 28 parks, around 149 acres of turf, and 18 vacant lots throughout the City. The requested services include fertilization and weed control twice a year - once in the spring and once in the fall - for all turf areas. Weed control will also be performed twice a year for all vacant lots, with some of these lots requiring mowing once annually. Additionally, contractors are expected to ensure the sidewalks, roadways, picnic areas, and walkways within these areas are thoroughly cleaned after the work is completed.

The City's Parks Division issued an RFP and received five qualified bids that met all the requirements. A scoring matrix was utilized for selection, and below is a breakdown of the bids received.

Company	Annual Bid Price	Matrix Score
Alpine Property Services	\$123,373	2.17
Mesa Turf Masters	\$96,000	3.29
S & E Ward	\$104,378	3.73
Aspen SaveATree	\$85,360	3.80
TruGreen	\$112,900	2.45

City staff recommends awarding the contract to Aspen SaveATree.

Net Financial Result of Contract

The RFP that was issued for fertilizer and herbicide application contains a bid sheet with a cost per acre for application. The contractors placing a bid fill in the rate per item, then when applied to an estimated quantity, a total price per line item is calculated. The quantities estimated in the bid sheet are simply estimates for bidding purposes and are not guaranteed. The contract recommended for an award with SaveATree will be a Not-to-Exceed contract billed out as work is performed based on the rates provided in the bid sheet. The not-to-exceed amount is \$110,000. \$80,000, \$10,000, and \$20,000 were budgeted in the 2024 budget 100-5150-353-000, 100-5160-353-000, and 100-5165-353-000, respectively.

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Montrose City Council
FROM: Daniel Payne, Parks Superintendent
DATE: March 18, 2024
RE: Parks Turf Maintenance Contract Extension
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Jim Scheid

Recommendation

Consider for approval the extension of the Parks Turf Maintenance Contract to Green and Bearit, Montrose, Co, in the amount of \$138,000.

Background

The City's Parks Division contracts the turf maintenance of 13 out of the 28 Parks that have turf. This amounts to about 75% of the total City Park turf area, not including Sunset Mesa or Cedar Creek Cemetery. The contractor will perform weekly mowing, trimming, edging of all walks, cleaning up trash and debris, performing irrigation checks, and final cleaning up all sidewalks, roadways, picnic areas, and walkways within those parks.

The City has been working with Green and Bearit since 2017, performing on-call services mowing vacant lots, irrigation maintenance and repair, and helping with other parks when needed. They have been the primary contractor for Park turf maintenance since 2019. Green and Bearit have been flexible for events, weather, or other needs of citizens utilizing the park system and are generally great contractors to work with.

City staff recommends awarding Green and Bearit an extension to the existing Turf maintenance contract which was originally awarded in 2023.

Net Financial Result of Contract

The RFP that was issued for Parks Maintenance in 2023 contains a bid sheet with a cost per mowing cycle. The contractors placing a bid fill in the rate per item, then when applied to an estimated quantity, a total price per line item is calculated. The quantities estimated in the bid sheet are simply estimates for bidding purposes and are not guaranteed. The contract recommended for an extension with Green and Bearit will be a Not-to-exceed contract billed out as work is performed based on the rates provided in the bid sheet. The not-to-exceed amount is \$138,000, which was budgeted in the 2024 budget 100-5150-353-000.

PURCHASE RECOMMENDATION

TO: Honorable Mayor and Members of the City Council
FROM: Shane Brandt, Fleet Superintendent
DATE: **March 18th, 2024**
RE: Waste Water Dump Truck Purchase Recommendation
CC: William Bell, Ann Morgenthaler, Jim Scheid



Action

Consider the approval of the purchase of 1 Western Star dump truck from Transwest Truck Trailer RV in the amount of \$219,311.00

Background

The City of Montrose Fleet Division has budgeted for the replacement of 1 dump truck in the 2024 budget. This dump truck is utilized by the Wastewater Treatment Plant and is scheduled for replacement in 2024. The City issued an Invitation for Bid in February and received three qualified bids on March 7th, 2024. The bids received match the required specifications.

The bids received are as follows:

Vendor/Location	Estimated Delivery Date	Price	Price with local preference applied
Transwest Truck Trailer RV (Grand Junction)	120 Days	\$219,311	\$212,731.67
McCandless (Aurora)	380 Days	206,752	\$206,752.00
MHC Kenworth (Grand Junction)	215 Days	\$253,471	\$245,866.87

Net Financial Impact

City Staff recommends purchasing from Transwest Truck Trailer RV due to the quicker delivery time and previous experience with the City of Montrose. The Fleet Division has budgeted 265,000 in the 2024 budget 600-8005-944-000 for this purchase. Purchasing from Transwest Truck Trailer RV will make this purchase \$45,589.00 under budget.



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: Jace Hochwalt, Community Development Director
DATE: March 18, 2024
RE: Energy and Mineral Impact Assistance Fund Grant Application Authorization

ATTACHMENTS:

- Exhibit A: Resolution 2024-05

City Council Consideration:

City of Montrose Staff is seeking approval from City Council to apply for an Energy and Mineral Impact Assistance Fund Grant Application under the More Housing Now Initiative through the Colorado Department of Local Affairs. The purpose of this grant application is to secure funding for public water infrastructure improvements in 6600 Road, as well as utility infrastructure improvements for a proposed middle-income housing development within the City of Montrose.

Background:

The Colorado Department of Local Affairs, Division of Local Government (DOLA) supports efforts by local governments to adopt land use and other strategies to increase opportunity for affordable and attainable housing development. A significant barrier to redevelopment is the cost to upgrade and upsize or otherwise provide needed infrastructure to incentivize affordable and attainable housing development. While these project types are already eligible under Energy & Mineral Impact Assistance Fund (EIAF) program guidelines, the More Housing Now Initiative helps address the significant demand for local government infrastructure to support these projects.

The grant application request would be specifically for public water infrastructure improvements within 6600 road, as well as utility improvements for a proposed multi-family middle-income housing development that would serve residents who fall between 60% and 140% Area Median Income (AMI). This would provide housing options for a large portion of the public that does not qualify for lower income housing options, but that cannot afford the current market rate housing options. In addition to the housing, there will be a small proposed

transit station. It should be noted that the grant application is due April 1, 2024, and submission of the grant is contingent on the City securing a water service area boundary change along the 6600 Road corridor from the Tri-County Water Conservancy District. Conversations with the District are ongoing.

Financial Considerations:

The maximum request for this grant opportunity is \$2,000,000, with a required 25% local match. The City's contribution, which would be up to \$500,000, would be specific to the public water infrastructure improvements and main line extensions within 6600 Road. This would help the housing project proposed to be located at 540 6600 Road, as well as any future projects along 6600 Road. The rest of the funding would be used for utility infrastructure for the proposed housing project and transit station.

Recommendation:

City Staff recommends approval by City Council to authorize the submission of Energy and Mineral Impact Assistance Fund Grant Application under the More Housing Now Initiative to the State of Colorado, Division of Local Governments. The requested grant will be utilized to secure funding for public water infrastructure improvements in 6600 Road, as well as utility infrastructure improvements for a proposed middle-income housing development within the City of Montrose.

RESOLUTION NO. 2024-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AUTHORIZING THE FILING OF AN ENERGY/MINERAL IMPACT ASSISTANCE FUND GRANT APPLICATION THROUGH THE MORE HOUSING NOW AND LAND USE INITIATIVE FOR PURPOSES OF FUNDING PUBLIC WATER INFRASTRUCTURE IMPROVEMENTS AND UTILITY INFRASTRUCTURE IMPROVEMENTS FOR A PROPOSED MIDDLE-INCOME HOUSING DEVELOPMENT WITHIN THE CITY OF MONTROSE, COLORADO.

WHEREAS, the City of Montrose, Colorado desires to apply for grant funding for the purposes of infrastructure costs related to a main line water extension along 6600 Road and other infrastructure improvements for a workforce housing development; and

WHEREAS, the proposed workforce housing development that the grant would support will provide for workforce housing to serve middle-income residents with an area median income between 60% and 140%; and

WHEREAS, the City of Montrose requests an Energy/Mineral Impact Assistance Fund Grant under the More Housing Now and Land Use Initiative, administered by the Colorado Department of Local Affairs (“DOLA”), in an amount up to \$2,000,000.00; and

WHEREAS, the City of Montrose will have a required match of 25% of the grant funding, not to exceed \$500,000, all of which will go towards the public main line water extension within 6600 Road; and

WHEREAS, the City of Montrose shall submit the grant application contingent on securing an agreement with Tri-County Water Conservancy District to allow the City to provide water services to the proposed workforce housing development; and

NOW THEREFORE, be it resolved by the City Council of the City of Montrose, Colorado as follows:

Section 1. The City Council of the City of Montrose directs the City Manager, and City Staff, to act in connection with the Energy/Mineral Impact Assistance Fund Grant application and to provide such additional information as may be required by DOLA.

RESOLVED AND ADOPTED this 19th day of March, 2024, by the City Council of the City of Montrose.

CITY OF MONTROSE, COLORADO

Barbara Bynum, Mayor

ATTEST

Lisa DelPiccolo, City Clerk