

A regular meeting of the Montrose City Council was held on Tuesday, October 5, 2021 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. Public participation for this meeting was held in person and via Zoom. The meeting agenda included a Zoom link and phone numbers for public participation.

PRESENT: Doug Glaspell, Dave Frank, J. David Reed, Ann Morgenthaler, Stephen Alcorn, Greg Story, Lisa DelPiccolo, Blaine Hall, Matt Smith, Amy Sharp, Scott Murphy, Jim Scheid, Ross Valdez, Chris Dowsey, William Reis, Shani Wittenberg

ABSENT: Barbara Bynum, Anthony Russo

GUESTS: Cassie Knust, Melissa Alcorn

CALL TO ORDER

Mayor Doug Glaspell called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the September 20, 2021 special City Council Meeting, the September 20, 2021 regular City Council meeting, and the September 21, 2021 special City Council meeting.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the minutes of the September 20, 2021 special City Council Meeting, the September 20, 2021 regular City Council meeting, and the September 21, 2021 special City Council meeting as presented. All voted yes. Motion passed.

RESOLUTION 2021-21

City Council considered Resolution 2021-21, setting November 16, 2021 as the hearing date for the annexation of the Grace Community Church Addition II.

Senior Planner Amy Sharp reviewed the annexation schedule and location of the 3.48 acres on Woodgate Road across from Johnson Elementary School and north of Grace Community Church. Ms. Sharp stated that the property is completely surrounded by City limits, and annexation allows for future development and expansion of church services.

Ms. Sharp reviewed the zoning of the surrounding area and the proposed zoning of R-3, Medium Density District. Ms. Sharp stated that staff will recommend approval of the annexation and proposed zoning designation.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank to adopt Resolution 2021-21 as presented. All voted yes. Motion passed.

ORDINANCE 2561 -FIRST READING

City Council considered Ordinance 2561 on first reading, an Ordinance of the City of Montrose, Colorado, repealing and replacing Title 4 Chapter 4 Sections 1-18 (4-4-1-18) of the Official Code of the City of Montrose. A hearing was held.

Senior Planner Amy Sharp reported that Ordinance 2561 adds a definition for family childcare homes, updates the definition for childcare facilities, and defines where these uses are allowed. Ms. Sharp stated that these amendments are in response to House Bill 21-1222 which expands opportunities to access childcare in family childcare homes and states that they shall be treated as residential property use.

Ms. Sharp confirmed that state licensing requirements still apply, but childcare homes will be a use by right and will no longer require a conditional use permit.

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Dave Frank, seconded by J. David Reed, to pass Ordinance 2561 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2562 - FIRST READING

City Council considered Ordinance 2562 on first reading, an Ordinance of the City of Montrose, Colorado, repealing and replacing Title 4 Chapter 1 Section 3 (4-1-3) of the Official Code of the City of Montrose. A hearing was held.

Senior Planner Amy Sharp reported that this item is similar to the previous agenda item and is also in response to House Bill 21-1222. Ms. Sharp stated that Ordinance 2562 updates the number of children allowed at various daycare, childcare, adult day care and residential group facilities from 5 to 12 to reflect the current state law.

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by J. David Reed, seconded by Dave Frank, to pass Ordinance 2562 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2564 - FIRST READING

City Council considered Ordinance 2564 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning designation of Lot 1 and Outlot A of Yocum Subdivision and adjacent right-of-ways from "R-1A" Large Estate District to "B-4" Neighborhood Shopping District. A hearing was held.

Senior Planner Amy Sharp reviewed the location of the Yocum Subdivision south of Ogden Road and South of Bridges Drive. Ms. Sharp stated that the subject property is 6.4 acres, with Lot 1 and Outlot A totaling 5.6 acres and the remainder being right of way. The rezone will allow for future development of a neighborhood center and potential housing. Ms. Sharp said the developer intends to establish a sales office for future residential property development.

Ms. Sharp recommended approval stating that the request meets rezone criteria, meets the intent of B-4 zoning district, is in compliance with Comprehensive Plan, and is compatible with existing uses in surrounding area. Ms. Sharp said that due to a noticing error, the request was heard by the Planning Commission on two occasions, and the Planning Commission recommended approval both times.

City Council and staff discussed whether the request is adverse to public health, safety, and welfare and the requirement for connectivity to sidewalks and trails.

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Dave Frank, seconded by J. David Reed, to pass Ordinance 2564 on first reading as presented. All voted yes. Motion passed.

HAWK PARWAY SIDEWALK EXTENSION CONSTRUCTION CONTRACT

City Council considered a contract award to Agave Construction in the amount of \$75,900.00 for construction of the Hawk Parkway Sidewalk Extension Project.

City Engineer Scott Murphy reported that this project will fill in a missing section of sidewalk on Townsend between Ogden Road and Hawk Parkway. Mr. Murphy stated that the project was designed by Buckhorn Engineering and supports the Golden Gate Petroleum development.

Mr. Murphy reviewed the bid process. Four bids were received with Agave Construction submitting the low bid. Mr. Murphy said the project will not require any street closures and is scheduled for completion by the end of the year. Mr. Murphy stated that \$50,000.00 was budgeted for the project, and the additional cost will be covered by funds retained from other sidewalk projects.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to award a contract to Agave Construction in the amount of \$75,900.00 for construction of the Hawk Parkway Sidewalk Extension Project as presented. All voted yes. Motion passed.

STAFF REPORTS

Public Works Manager Jim Scheid reported that a ribbon cutting ceremony is scheduled for the Montrose Rotary Amphitheater later in the week, and the venue will host Oktoberfest on Saturday, October 9. Mr. Scheid stated that the facility is fully functional, but the contractors are completing some final items.

Deputy City Manager Ann Morgenthaler reported that Oktoberfest is the first event at the Montrose Rotary Amphitheater and is a fundraiser for All Points Transit. Beginning next spring, the venue will host a variety of events, both ticketed and free of charge. Ms. Morgenthaler said City staff members are finalizing rental processes, and the proposed fees will be discussed with fee schedule revisions at the next work session.

Police Chief Blaine Hall reported that the Montrose Police Department is looking for a gray Jeep Wrangler with suspected involvement in shooting incidents including the shooting of a juvenile with a pellet gun. Anyone with information was asked to contact Crime Stoppers. Chief Hall also commended Officers Jamie Kent and Cameron Pensyl for providing life-saving medical assistance to an individual being transported to the Montrose County Jail.

CITY COUNCIL COMMENTS

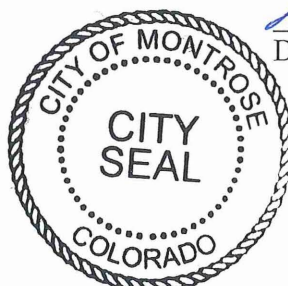
No City Council comments were provided.

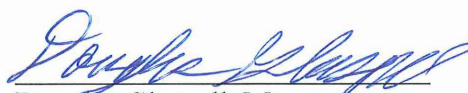
MOTION TO ADJOURN

At 6:53 p.m., a motion was made by J. David Reed to adjourn the meeting with no further action taken.

ATTEST:


Lisa DelPiccolo, City Clerk




Douglas Glaspell, Mayor