



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, July 2, 2024 - 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose City Council is pleased to have residents of the community take time to attend City Council meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be [viewed 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) City Council meeting called to order by Mayor J. David Reed
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) You Make A Difference Award Presentation
- 6) CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS

The “Call for Public Comment” agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time.



Comments made during this time should be addressed to the Council and pertain to matters of at least general importance to the City and its operations. Please be aware that neither City Council nor City staff are expected to respond or engage in discussion or debate.

Please refrain from any personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial, or gender-oriented slurs as they may be considered “disorderly conduct” which violates state or local law.

7) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the June 17, 2024, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the June 17, 2024, regular City Council meeting as presented.

8) ORDINANCE 2665 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2665 on second reading, an Ordinance of the City of Montrose, Colorado, assessing the costs of the Otter Pond Circle Utility Relocation Special Improvement District to the property included within the district. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2665 on second reading as presented.

9) POTATO GROWERS BUILDING HORIZONTAL IMPROVEMENTS SUPPORT (15 minutes)

City Council consideration of a request from High Oasis, LLC for \$418,817.00 in support funding for horizontal site improvements for the Potato Growers Building at 39 W. Main Street. *Staff: Anthony Russo, Business Development*

Action: Accept public comment. Consider making a motion to approve support funding totaling \$418,817.00 for horizontal site improvements for the Potato Growers Building at 39 W. Main Street as presented.



10) MONTROSE COUNTY HISTORIC COURTHOUSE TAP FEE WAIVER REQUEST (15 minutes)

City Council consideration of tap fee waivers totaling \$24,661.40 for the Montrose County Historic Courthouse renovation project at 320 S. First Street. *Staff: Anthony Russo, Business Development*

Action: Consider making a motion to approve tap fee waivers totaling \$24,661.40 for the Montrose County Historic Courthouse renovation project at 320 S. First Street as presented.

11) STAFF REPORTS

- A) National Opioid Settlement with Kroger Company (10 minutes)
Staff: Assistant City Attorney Matt Magliaro

12) CITY COUNCIL COMMENTS

13) MOTION TO ADJOURN



MONTROSE CITY COUNCIL

June 17, 2024

A regular meeting of the Montrose City Council was held on Monday, June 17, 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

J. David Reed, Dave Frank, Judy Ann Files, Doug Glaspell, Ed Ulibarri, Bill Bell, Chris Dowsey, Greg Story, William Reis, Lisa DelPiccolo, Leeanne Whittaker, David Bries, Matt Magliaro, Blaine Hall, Larry Witte, Jim Scheid, Jace Hochwalt, Chris Ottinger

GUESTS

Debbie Reed, Jay Raible, Leah Cole, Howard Walser, Brenda Bafus-Williams, Kylee Smith, Mike Trickey

CALL TO ORDER

Mayor J. David Reed called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

YOU MAKE A DIFFERENCE AWARD PRESENTATION

Mayor J. David Reed presented the first "You Make A Difference Award" to Leah Cole who founded the Mrs. Claus for a Cause philanthropic organization.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the June 4, 2024, regular City Council meeting.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the minutes of the June 4, 2024, regular City Council meeting as presented. All voted yes. Motion passed.

FIREWORKS DISPLAY PERMIT APPLICATION

City Council considered an application for a Fireworks Display Permit for the annual Fourth of July Fireworks.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve an application for a Fireworks Display Permit for the annual Fourth of July Fireworks as presented. All voted yes. Motion passed.

NEW LODGING AND ENTERTAINMENT LIQUOR LICENSE APPLICATION

City Council considered an application for a new Lodging and Entertainment liquor license at 33 S. Cascade Avenue for TCB Hospitality 33, LLC, doing business as Rathbone Hotel and Parlor Bar, 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 found no issues that would prevent the issuance of the license.

Applicant Jay Raible stated that restoration of the historic building that will house the business has been underway for over two years and putting the liquor license in place is a critical last step in realizing the vision. Mr. Raible stated that he has 20 years of experience in the bar and restaurant industry and previously held two liquor licenses in Telluride. Mr. Raible reviewed the plan for the business and said that all staff are experienced and recognize the importance of quality, safe delivery of alcohol beverages.

Mr. Raible stated that he understood and agreed with the neighborhood being defined as the city limits and said granting this liquor license will help meet the needs of the community.

Mr. Dowsey reviewed the results of a petition process and stated that 114 signatures were collected with 112 in favor of the license and 2 opposed.

Mr. Raible stated that he is familiar with state liquor laws and said that staff training and technology such as ID readers will be used to ensure compliance. Mr. Raible stated that the owners, managers and servers will attend the next alcohol server training offered by the City of Montrose.

A motion was made by Ed Ulibarri, seconded by Dave Frank, to approve an application for a new Lodging and Entertainment liquor license at 33 S. Cascade Avenue for TCB Hospitality 33, LLC, doing business as Rathbone Hotel and Parlor Bar, for consumption on the licensed premises. All voted yes. Motion passed.

ORDINANCE 2665 – FIRST READING

City Council considered Ordinance 2665 on first reading, an Ordinance of the City of Montrose, Colorado, assessing the costs of the Otter Pond Circle Utility Relocation Special Improvement District to the property included within the district. A hearing was held.

City Attorney Chris Dowsey reviewed the history of the creation of the Special Improvement District. A resolution of intent to create a special improvement district was adopted in November of 2023, and an ordinance creating the special improvement district was adopted in January of 2024.

Mr. Dowsey stated that notification letters were mailed to owners of all 85 lots within the Otter Pond Homeowners Association. The total assessment due per lot is \$4,941.10. Mr. Dowsey said that parcel owners may pay the assessment outright within 30 days of adoption of this Ordinance and receive a 2 percent discount or make annual payments over 20 years with 4 percent interest accruing annually.

Mayor J. David Reed opened the hearing.

Public comment was accepted. No comments were received.

Mayor Reed closed the hearing.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to pass Ordinance 2665 on first reading as presented. All voted yes. Motion passed.

MONTROSE VETERANS MEMORIAL PLAZA MEMORANDUM OF AGREEMENT

City Council considered a Memorandum of Agreement with the Montrose Veterans Memorial Coalition and Montrose County for the construction of the Veterans Memorial Plaza.

Public Works Director Jim Scheid stated that the Memorandum of Agreement sets a framework and sequence for project completion. Exhibits included with the Agreement show the location adjacent to the Montrose Pavilion and the general design elements. Mr. Scheid said the Agreement does not commit the City to funding construction of the project at this time. Once a cost estimate is determined a request to assist with construction costs may be brought forward.

Mr. Scheid stated that once the Agreement is approved, procurement of a design team will begin immediately.

Public comment was accepted.

Les Williams, president of the Montrose Veterans Memorial Coalition, thanked City Council, members of the Coalition, and the community. Mr. Williams urged the partners in this project to complete the memorial as soon as possible.

Brenda Bafus-Williams, a Montrose Botanical Society board member, requested that the Botanical Society is kept informed during the design phase since the project is adjacent to the Botanic Gardens.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve a Memorandum of Agreement with the Montrose Veterans Memorial Coalition and Montrose County for the construction of the Veterans Memorial Plaza as presented. All voted yes. Motion passed.

LEASE EXTENSION AGREEMENT

City Council considered a Lease Extension Amendment for 514 S. First Street, the Straw Hat Farm Market & Kitchen Store.

Community Development Specialist Chris Ottinger reported that this agreement extends an existing lease agreement for five years. Mr. Ottinger reviewed the history of the building which was originally constructed in 1935 and was purchased by the City in 2011. Mr. Ottinger said the

City entered into a lease agreement with Straw Hat Farm Market & Kitchen Store in March 2018, and the lease was renewed in 2020 with an expiration of February 28, 2025.

Mr. Ottinger stated that Straw Hat is seeking a grant to expand kitchen facilities and asked for an early renewal of the lease to solidify a presence on the property through February 28, 2030. The current lease amount of \$1,180.00 per month will remain unchanged. Mr. Ottinger recommended approval of the Lease Extension Amendment.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve a Lease Extension Amendment for 514 S. First Street, the Straw Hat Farm Market & Kitchen Store as presented. All voted yes. Motion passed.

PURCHASE AUTHORIZATION

City Council considered a sole source purchase of one Amwell clarifier gearbox unit for the Wastewater Treatment Plant at a total cost of \$58,400.00.

Utilities Director David Bries reported that during a maintenance review process brass shavings were observed in the oil of two of the three clarifier gearbox units at the Wastewater Treatment Plant. Mr. Bries stated that the manufacturer recommended rebuilding or replacing two of the units, and the plant must have two in operation at all times. Mr. Bries said repairs were estimated to take 14-16 weeks.

Mr. Bries recommended purchasing one new unit, then sending one unit to the manufacturer for rebuilding. The new unit will take 12-14 weeks to arrive, and specialized equipment is needed for removal and replacement. Mr. Bries stated that the manufacturer is confident that the existing units have at least six months of life remaining. Mr. Bries stated that adequate funding is anticipated within the budget for the purchase of the new unit. The rebuilding of the second unit is estimated to cost \$38,800.00.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to approve a sole source purchase of one Amwell clarifier gearbox unit for the Wastewater Treatment Plant at a total cost of \$58,400.00 as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report

Sales Tax Accountant Leeanne Whittaker provided a sales, use, and excise tax report for the month of April 2024. Ms. Whittaker reported that total sales and use tax collections were up 10.5 percent as compared to April of 2023 with a positive budget variance of 12.8 percent. Year-to-date collections were up 6.5 percent with a positive budget variance of 7.8 percent.

Police Department Mounted Patrol Unit Announcement

Police Chief Blaine Hall announced the formation of a mounted patrol unit in response to citizen concerns related to safety within City parks. The unit will be comprised of officers and citizen volunteers. Citizen volunteers will not be armed but will carry a police radio.

CITY COUNCIL COMMENTS

No City Council comments were made.

ADJOURNMENT

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

ATTEST:

J. David Reed, Mayor

Lisa DelPiccolo, City Clerk

MEMORANDUM



TO: Honorable Mayor and Members of the City Council
FROM: Chris Dowsey, City Attorney
DATE: June 3, 2024
RE: Ordinance for Final Assessment of Costs for the Otter Pond Circle Utility Relocation
Special Improvement District
CC: William Bell, Ann Morgenthaler, Scott Murphy

Action

Council consideration of an ordinance to assess final costs associated with the Otter Pond Circle Utility Relocation Special Improvement District which was created by Ordinance in January 2024.

Background

It was found that the Otter Pond Dam was failing in the summer of 2022. The HOA reached out to the City to see what assistance could be provided to these citizens of the City. The City has a procedure in its code to create a Special Improvement District (“SID”). What a SID does is have the City up front the cost of the project related to City infrastructure, then defray the cost to all members within the SID.

In January 2024, City Council adopted ordinance No. 2653, Creating the Otter Pond Circle Utility Relocation Special Improvement District (“District”). This Ordinance outlined that an amount up to \$420,000 in costs associated with the improvements within the District would be repaid to the City by an assessed value of 1/85 of the actual total cost for the improvements plus interest, where applicable, to each parcel.

Final costs for the relocation of the water and sewer utilities and repair of the roadway total \$419,993.40, as summarized in the attached Table 1. The assessment cost to each individual owner within the SID equates to \$4,941.10 per parcel ($\$419,993.40/85 = \$4,941.10$). Parcel owners have the option to prepay their balance with a 2% discount for a specified period after the final assessment ordinance is adopted. The second option is annual payments over 20 years with 4% interest accruing, this will be paid through the County Treasurer to be dispersed to the City’s SID fund.

ORDINANCE NO. 2665

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, ASSESSING THE COSTS OF THE OTTER POND CIRCLE UTILITY RELOCATION SPECIAL IMPROVEMENT DISTRICT TO THE PROPERTY INCLUDED WITHIN THE DISTRICT.

WHEREAS, the City Council approved the creation of the Otter Pond Circle Utility Relocation Special Improvement District in January 2024 through Ordinance No. 2653; and

WHEREAS, the costs of the Otter Pond Circle Utility Relocation Special Improvement District have been sufficiently determined in order to make the assessments; and

WHEREAS, the City Council has held a hearing concerning any complaints or objections to the assessments, made adjustments as equitable and the assessment herein are lawful and equitable.

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

SECTION 1:

The costs of the improvements to be assessed against each of the parcels of property in the Otter Pond Circle Utility Relocation Special Improvement District are as follows: 1/85 of \$419,993.40, in the amount of \$4941.10 per parcel.

SECTION 2:

The property to be included within the District is visually depicted on the map attached as **Exhibit A** and more specifically described below. All of the property is located within Montrose County, Colorado.

Legal description to be as follows:

Lots 1-18 and Lots 21-56 and Lots 58-85, part of the Otter Pond Subdivision

Lot B, Replat of Lots 19 & 20, part of the Otter Pond Subdivision

Lot X, Plat of the Spec Six Subdivision

Lot 1, Beard Amended Plat

City of Montrose, County of Montrose, State of Colorado

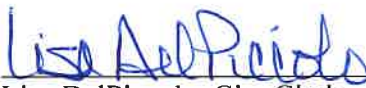
SECTION 3:

Assessments may be paid immediately or in 20 annual installments with interest at 4% per annum on the unpaid principal. If such assessments are paid within 30 days after publication of this ordinance, a 2% discount shall be allowed. The first annual installment shall be due at the same time as annual property taxes each year thereafter until paid in full.

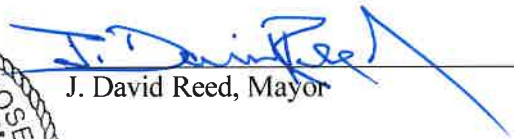
You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Monday, the 17th day of June, 2024, at the hour of 6:00 p.m. at the City Council Chambers in the historic Montrose Elks Building at 107 S. Cascade Avenue in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 17th day of June, 2024.

ATTEST:


Lisa DelPiccolo, City Clerk




J. David Reed, Mayor

INTRODUCED, READ and ADOPTED on second reading this 2nd day of July, 2024.

ATTEST:

Lisa DelPiccolo, City Clerk

J. David Reed, Mayor

EXHIBIT A





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: High Oasis, LLC. – David and Greg Fishing
Property: 39 West Main St, Montrose, CO 81401

Project Description

The Potato Growers Building has been under construction for some time and is now is nearly complete. The expected grand opening will be in August. The last phase includes utilities and horizontal site work. The building will be a food hall with retail space and a full bar serving beer, wine, and spirits. It will be open seven days a week. Once complete, the existing distillery building will transition into storage and production with a small tasting area.

Reason for Request

Cost of restoration of a historical site is quite expensive and it has taken nearly 6 years to get to this point. The costs have steadily increased and we need assistance to make the project viable.

Project Budget:

Potato Growers Site Development	AMOUNT	DATE
Property Purchase	\$ 250,000.00	2017
Distillery Construction (not including equipment)	\$ 350,000.00	2018
Distillery Equipment	\$ 250,000.00	2017-2024
PG Phase 1	\$ 450,000.00	2019
PG Phase 2	\$ 600,000.00	2022-2023
PG Phase 3 (*Estimate based on current budget)	\$ 1,390,000.00	2024
The Association Equipment	\$ 150,000.00	2024
TOTAL Expenditure	\$ 3,440,000.00	

Request Budget:

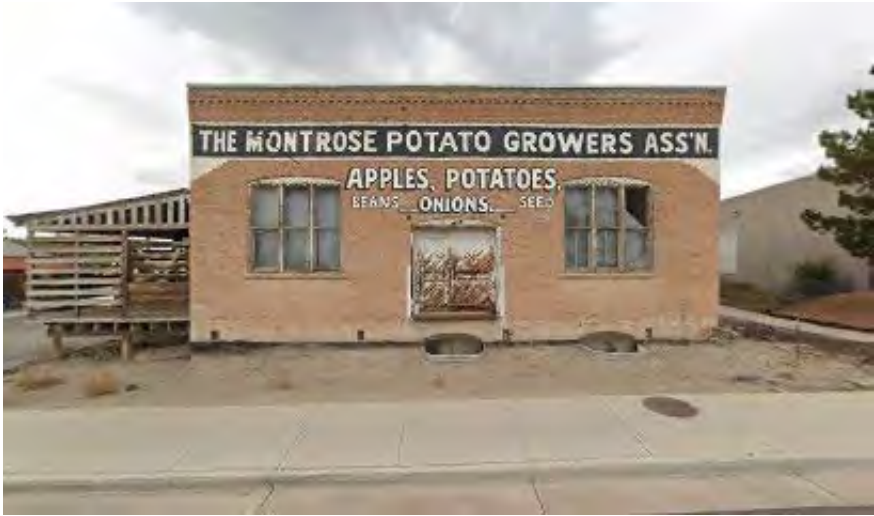
Work Element	Total
Sewer Mainline & Grease Interceptor	\$62,742
Water Service Upsize	\$11,863
Water Connection City Fees	\$2,760
Sewer Connection City Fees	\$11,650
Natural Gas Building Service	\$3,395
Building Fire Sprinkler Line	\$21,316
Electrical Building Service Cleanup & Relocation	\$46,422
Parking Lot and Alley Construction	\$252,519
Site Landscaping	\$6,150

TOTALS \$418,817

The requested amount is \$418,817. This represents the horizontal site improvements needing to be made on the property. Half of the expenses are due to the condition and lack of utilities to the property. This is 12% of the total project cost.



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft



39 W Main St

Building

- 

Directions
- 

Save
- 

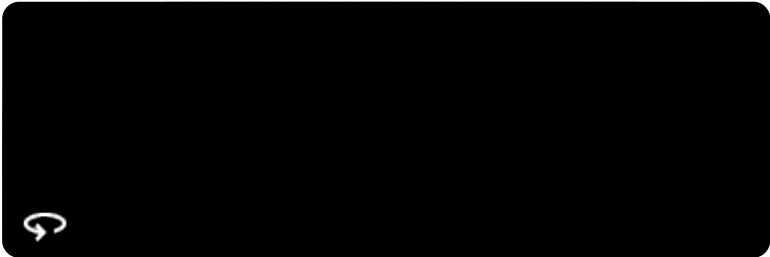
Nearby
- 

Send to phone
- 

Share

 39 W Main St, Montrose, CO 81401

Photos



Stryker & Company Inc.
 236 S. Third St., #319
 Montrose, CO 81401
 (970)-964-4434 Phone

Montrose Potato Growers Civil Work
 Montrose Colorado

Based on drawings dated:

Civil Design 07-07-23 and sit assumptions

BLDG. SQ. FT.

Budget for civil work per site walks and civil plan

Budget			
1	General Conditions	\$ 79,717.00	Project Management, site supervision, temp toilet, temp fencing, permit allowance - see below \$15,000
2	Existing Conditions	\$ 20,075.00	Survey, construction staking, materials testing, core/boring of utilities in foundation for Sewer, Fire line.
26	Electrical	\$ 39,984.91	Exterior service only from Cold Canyon and DMEA connect service fee
31	Earthwork	\$ 105,838.06	Excavation for parking lot area and prep for site concrete and asphalt prep
32	Exterior Improvements	\$ 165,579.70	Site concrete, asphalt, parking striping, parking bumpers, pipe bollards 20 each, landscape allowance \$10,500, fencing allowance
33	Site Utilities	\$ 126,307.50	Trench and service supplies for storm sewer, sanitary sewer, fire line, electrical for DMEA and gas line trenching.
Construction Cost Sub Total		\$ 537,502.17	
BONDING AND INSURANCE			Notes:
1	PAYMENT AND PERFORMANCE BONDS	\$ -	Not Included at this time
1	Builders Risk	\$ -	Not Included at this time
1	Professional Liability and /or Increased Liability Coverage	\$ -	Not Included at this time
1	Additional warranty period (2yrs total)	\$ -	Not Included at this time
**	OTHER CONSTRUCTION COSTS		Notes:
1	Building Permit	\$ 16,500.00	Allowance Included in Division 01 General Conditions
1	Utility connection Fees	\$ -	Not Included at this time
CONTRACTORS FEE		\$ 53,750.22	
TOTAL CONTRACT AMOUNT		\$ 591,252.39	
		\$ -	
Owners contingency for unforeseen conditions		\$ 59,125.24	
TOTAL W/ SUGGESTED CONTINGENCY		\$ 650,377.63	
		-	

This document is proprietary and confidential.

No part of this document may be disclosed in any manner to a third party without the prior written consent of Stryker and Company, Inc.

11/3/2023
 3:33 PM
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the

ASSOCIATION

— MONTROSE COLORADO —

GATHER. COMMUNE. BELONG.

GATHER. COMMUNE. BELONG.

Reborn from a 1900s produce warehouse, The Association a mixed-use, retail, dining, and event space in the heart of Montrose, Colorado's developing West Main district.

The building was once the heart of the railroad and warehouse district, and we seek to bring it back to its place as a center of commerce and community.

Our team has over 40 years of business experience in the Montrose community, most recently developing the adjacent building into one of Colorado's top distilleries, and one of the community's highest rated nightlife destinations.

We are a family business, with three generations living and working (when the kids want to) in Montrose. We have dedicated the last five years to adding value to our community through our business development and community involvement. This project is the culmination of that work.

the **ASSOCIATION** — MONTROSE COLORADO —



THE MONTROSE FRUIT & PRODUCE ASSOCIATION BUILDING

Nestled in the heart of the historic railroad and warehouse district, our original building, built in 1908, was home to the Montrose Fruit & Produce Association, a prominent agricultural co-op at the turn of the century through the 1960s. The Association put Montrose on the map as a center of world class produce during the early 20th century and the building was a center of commerce and community. The extensive historic rehabilitation and renovation project has brought it back to life and remnants of its storied past can still be found throughout the building.

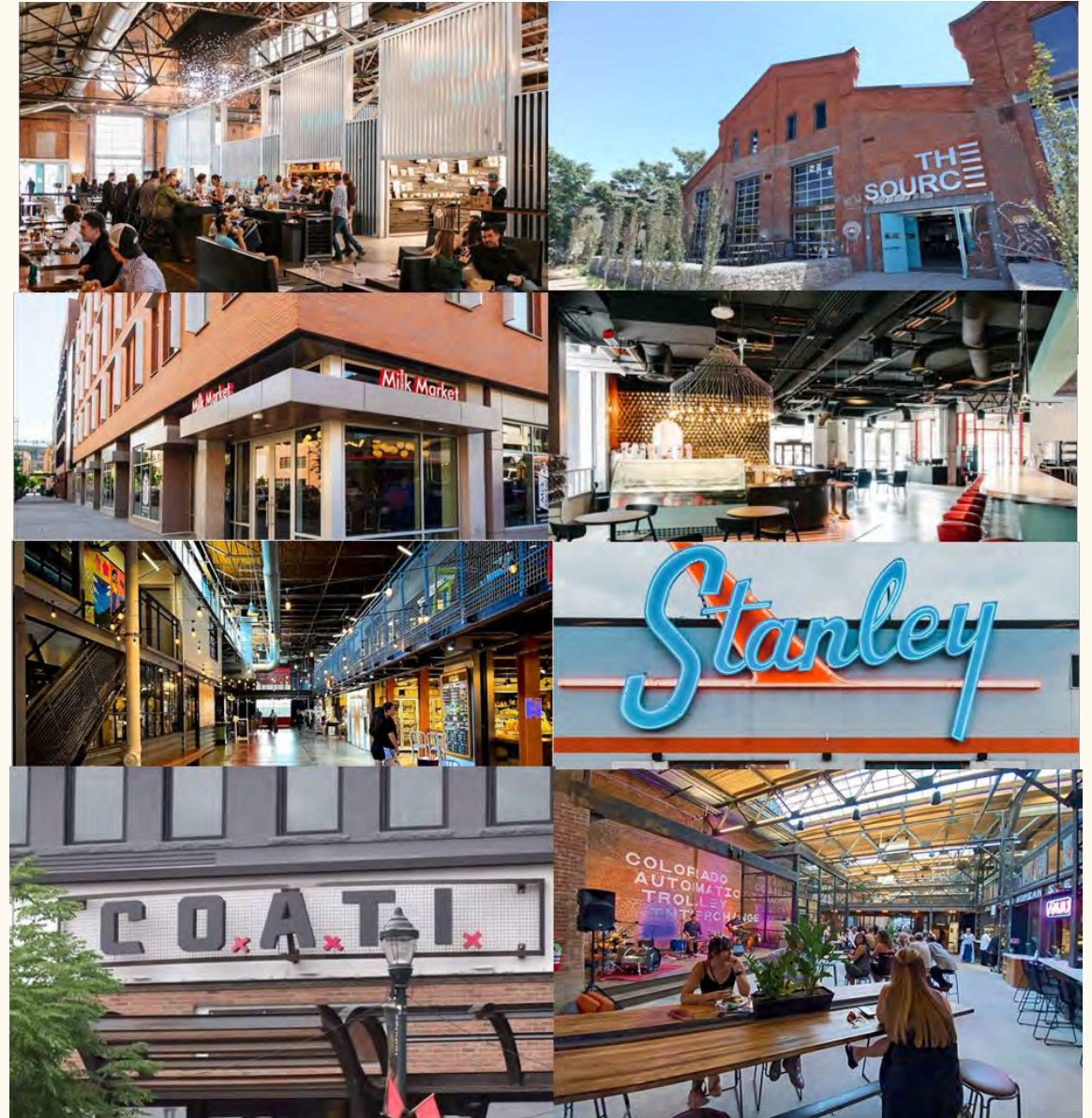


THE MARKET

Mixed-use, indoor food halls and marketplaces have been filling up old, renovated warehouses across Colorado (and the country) for the last decade.

The concept, a modern, more refined, more artisanal and more purposeful approach to a mall or “strip” type retail has been welcomed by cities across the country, as it tends to fill vacant or blighted properties, and by patrons, because their design not only provides options but promotes community.

The success of businesses like Storm King Distilling Company, Bluecorn Beeswax, and Cimarron Coffee Roasters, and Pomona Brewing Company, suggest that the local population is ready for the next big thing that has already hit larger urban areas.



PROJECT OVERVIEW

The development of the building has been a three phased approach:

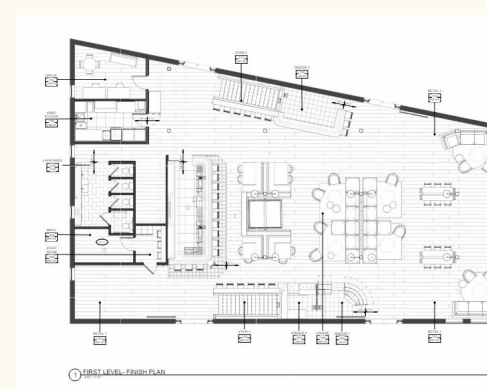
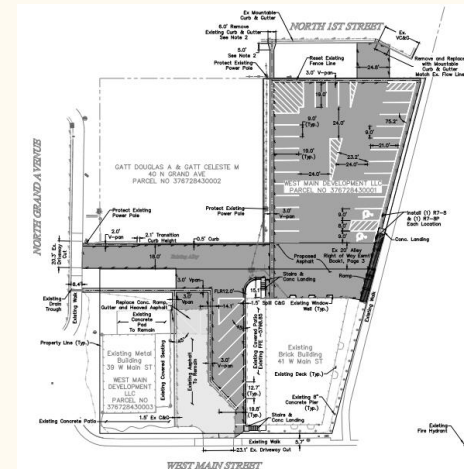
Phase 1: Rebuild the main floor, the entire roof, and repair the foundation. Completed in 2019. Cost: \$450k

Phase 2: Historic preservation and rehabilitation of the entire building façade (rebuilt decks, rehabbed doors and windows, repointed brick, repainted façade signage). Completed in 2023. Cost: \$600k

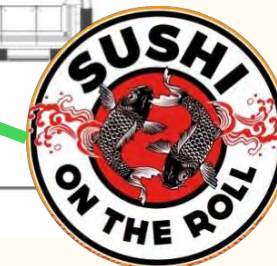
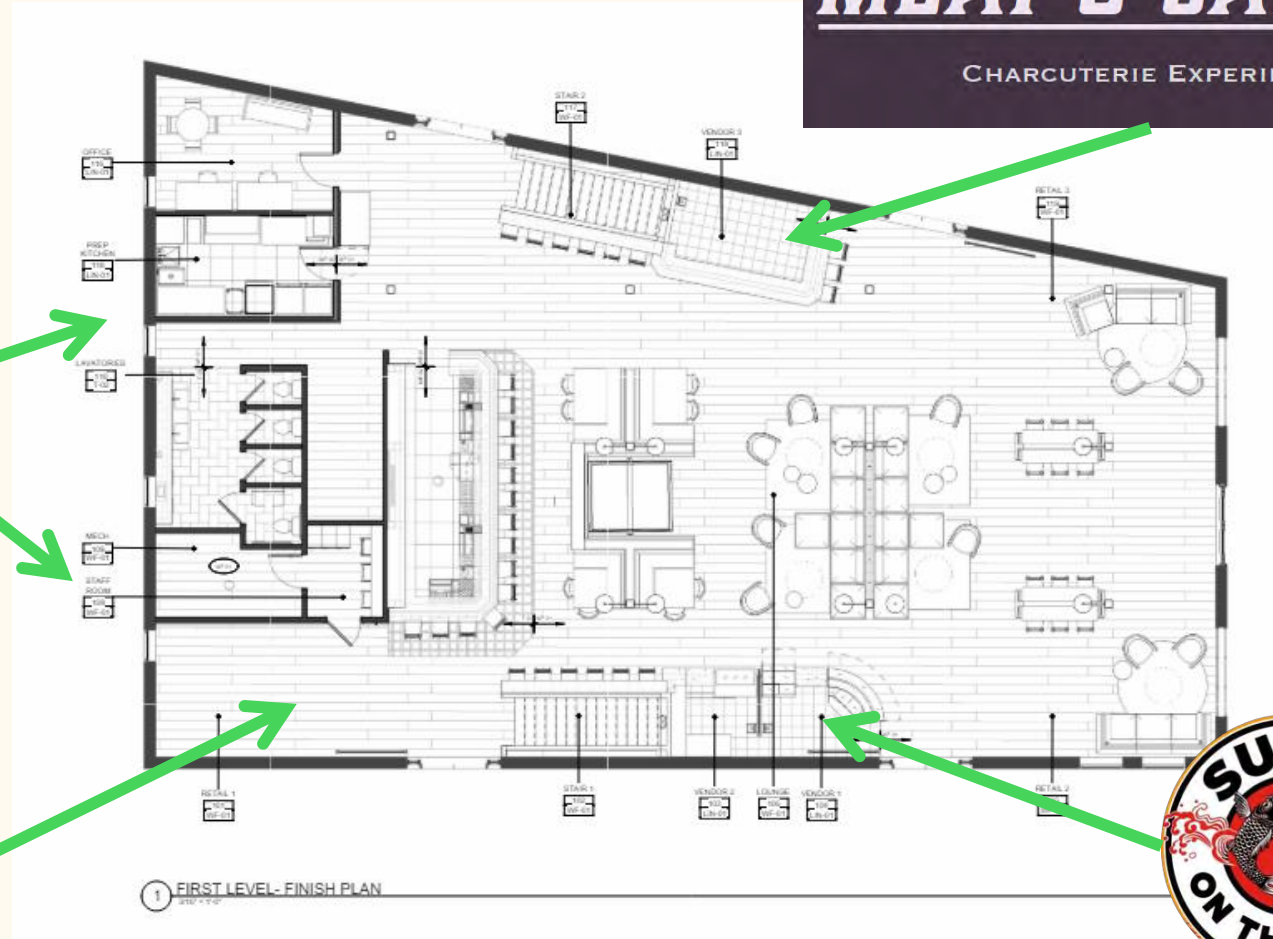
Phase 3: Internal finishing to make the building commercially viable (flooring, walls, utilities, HVAC, furnishings, etc) and site development to make the building and property operational and up to code.

Internal building work started. Budget \$850k
Civil/Site Development work starting May 6th. Budget \$440k

Total Project Investment: \$2.3 million



PROJECT OVERVIEW (VENDORS)



the
ASSOCIATION
— MONTROSE COLORADO —

GATHER. COMMUNE. BELONG.

**THANK
YOU!**



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: Montrose County Courthouse – Jon Waschbusch
Property: 320 S. 1 St., Montrose, CO 81401

Project Description

The Montrose County Historic Courthouse was built nearly 102 years ago and only undergone minor alterations over its history. It is currently listed on the National Register of Historic Places (5MN1813). Successful completion of this project will provide Montrose County with an operational and efficient facility for staff and public; integrate new and existing parking; have a clear and simple signage plan; reduce operational and maintenance expense and preserve the significant historic features of the building.

Reason for Request

Cost of restoration of a historical site is quite expensive and it has taken nearly 6 years to get to this point. The costs have steadily increased and we need assistance to make the project viable.

Project Budget: \$13,456,810

Total Utility Connection Fees: \$24,661.40

Request Funds:

If approved by City Council, the City of Montrose will contribute \$24,661.40 towards Utility Connection Fees on behalf of Montrose County.



Building Permit Cost Sheet

Construction Address: 320 S 1st St [Montrose County Offices]	Permit Number: 2405-365-BLD
Subdivision: MONTROSE TOWN OF	Lot: 1/Block: 95

Item	Fee	Item	Fee
Permit Fee:	\$0.00*	Water Service Provider:	City of Montrose Water
Investigation Fee:	\$0.00	Water Tap Size: 2"	\$3,341.00
Manufactured Home:	\$0.00	Water Tap Fee:	
Accessory:	\$0.00	Water Capacity Fee: (combined)	\$7,987.00
Plan Check:	\$0.00*	Water Meter Fee: 2"	\$991.00
City Construction Use Tax:	\$0.00†	Water Unit Charge	\$0.00
County Construction Use Tax:	\$0.00†	Fire Line Fee:	\$1,016.40
Recreation District Use Tax:	\$0.00†	Sewer Tap Fee:	\$0.00
City Public Safety Use Tax:	\$0.00†	Sewer Capacity Fee: 1"	\$11,326.00
C.O.P.S. Fee:	\$0.00	Single Unit Sewer Unit Charge:	\$0.00
School Land Fee:	\$0.00	Sewer District Surcharge	\$0.00
Park Land Fee:	\$0.00	Sewer District:	City of Montrose Sewer
Street Improvement Fee:	\$0.00	Landscape Tap Fee:	\$0.00
Construction Water:	\$0.00	E-1 Pump Fee:	\$0.00
		E-1 Construction Capital	\$0.00

Total Permit Fees and Taxes:	\$0.00	Total Utility Connection Fees:	\$24,661.40
		GRAND TOTAL:	\$24,661.40

* Fees waived per City Manager's Office:

Building permit fee	\$53,058.75
Plan check fee	\$34,488.19
	<u>\$87,546.94</u>

† Tax exempt



MONTROSE COUNTY

HISTORIC COURTHOUSE RENOVATION



23 ►

CANVA STORIES



MONTROSE COUNTY

HISTORIC COURTHOUSE RENOVATION

PROJECT DESCRIPTION

The Montrose County Historic Courthouse was built nearly 102 years ago and only undergone minor alterations over its history. It is currently listed on the National Register of Historic Places (5MN1813). Successful completion of this project will provide Montrose County with an operational and efficient facility for staff and public; integrate new and existing parking; have a clear and simple signage plan; reduce operational and maintenance expense and preserve the significant historic features of the building.

Approximately 33,000 square feet of office space in the four-story building will be renovated during this project. Renovation will include stabilizing the foundation along with the exterior stairs, replacing the roof, updating the building systems including HVAC, fire suppression systems, electrical and plumbing. Additionally, the layout of office space on all four floors will be improved to create efficiencies and allow for future growth of the county. Drywall, painting and preservation of historic elements will all be part of the renovation process.

The project is estimated to be complete in fall of 2025. At that time, Montrose County will house the Treasurer, Assessor, Geography Information Systems (GIS), Administration, Veteran Services and Legal departments in the historic courthouse.

MONTROSE COUNTY

HISTORIC COURTHOUSE RENOVATION

HISTORIC PICTURES



MONTROSE COUNTY

HISTORIC COURTHOUSE RENOVATION

EXISTING CONDITIONS



MONTROSE COUNTY

HISTORIC COURTHOUSE RENOVATION

CONSTRUCTION



DECEMBER 50% DD BUDGET

Stryker & Company Inc.
236 S. Third St., #319
Montrose, CO 81401
(970)-964-4434 Phone

Montrose County Historical Courthouse Remodel
320 S. 1 st St.
Montrose, CO 81401

Based on drawings dated:

50% DD's
BLDG. SQ. FT.
34494

		Budget	SD NOTES	50% DECEMBER DD NOTES
1	General Conditions	\$ 2,333,785.24	Builders Risk, Bonding, Design fees Architectural, Structural, MEP, Project Management, Site Supervision. ALLOWANCE for permit/plan review-submitting of permits. Dumpsters, tip fees, porta toilet, cleaning, etc...	DMEA Fees allowance of \$66.5k, City of Montrose utility fees \$3,500 (fire line)
2	Existing Conditions	\$ 646,434.47	Asbestos abatement of 1st and 2nd floors, roof tile. Removal of windows, walls, drywall, plaster, duct, piping, conduits, flooring, site demo.	Hydro excavate elevator pit, new stairs. Moved excavation of soils in basement to div 31
3	Structural Concrete	\$ 202,151.25	New 5" slab in most of the first level, elevator pit, concrete for work to build ramps with roof support into tunnel/first level entrance	More Detailed Structural Drawings and requirements from Engineer on slab/stairs
4	Masonry	\$ 340,414.91	New Elevator shaft, Repairs to stone by Thadeius, cut in roof drains	More Detailed Structural Drawings and requirements from Engineer on elevator. Added masonry on front stairs for support
5	Metals	\$ 372,707.08	New steel stair system, structural support of 4th floor at East end, Lobby rail work, brass railings at entrance and back stairs.	Brass rails similar to what is existing. NO LIGHTED rails are included...over \$1,000 per lf
6	Rough Carpentry	\$ 385,669.28	Patch back roof 1x, Sheet roof entirety 5/8", Cut openings for elevator, patch back old elevator opening, cut openings x 3 for stairs, rough frame as needed.	Remove necessary skip sheeting, install new 3/4" OSB at a flatter profile. Remove squeeking, and make floors plane out.
6	Finish Carpentry	\$ 119,264.25	Trim carpentry, new wood window sills/skirts, Misc trim carpentry for lobby areas.	
7	Insulation	\$ 103,467.00	Insulation of exterior walls, Roof, interior sound walls, mid floors between levels.	
7	Roofing & Accessories	\$ 297,891.93	Roofing, with composite tile roof,	
7	Flashing & Sheet Metal	\$ 92,243.55	Flashing, sheetmetal, rebuilt gutters and downspouts	
7	Caulking & Sealants	\$ 40,566.75	Fire Stopping, Fire Caulking, General caulking of windows,	
8	Doors	\$ 405,622.35	Rehab in place Back entry & 3 entry doors at top of stairs, Rehab in place doors/at lobby x 4 floors, 83 new metal frame, wood doors for office areas, stained to match existing	This is for all style and rail doors throughout vs. having slab doors in the 'tenant' spaces. These doors will look more historical to match the lobby door profile. Need to replace all doors with new, handing, new hardware
8	Storefront	\$ 54,587.84	Entry to First floor, Entry to stairs on first floor, 2-3 conference rooms	
8	Windows	\$ 401,380.84	window	
8	Glazing	\$ 9,528.75	Mirrors, misc interior glazing, Historical arch top window rehab	
9	Sandblasting	\$ 4,725.00	As needed allowance	
9	Non-Structural Metal Framing	\$ 145,756.80	Steel stud framing, furr out exterior walls, construct all new interior walls with steel studs.	
9	Stucco	\$ 58,800.00	Interior plaster, cornices, Commissioners room	
9	Drywall	\$ 234,746.40	Drywall as needed	
9	Tile	\$ 173,567.63	Tile in 11 restrooms on floors, 4 walls to 6' tall, New Hexagon tile on 1st floor lobby, rehabilitated hexagon tile on 2nd floor lobby, new hexagon tile on 3rd floor lobby	
9	Ceiling Systems	\$ 121,850.40	2 x 4 act ceiling in 'back offices'	
9	Floor Coverings	\$ 283,701.76	Carpet, LVT, Rubber base in back offices,Refinished wood floor in Commisioners room, and 4th floor lobby.	
9	Wall Coverings	\$ 22,806.00	Sound absorption panels in Commissioners room	
9	Painting & Specialty Coatings	\$ 193,987.50	doors	
10	Specialties	\$ 78,476.64	Bath accessories, Knox box, fire extinguishers, Directories x 2, sign 'our front', ADA signs on each door, Masons rededication plaque	
11	Equipment	\$ 10,290.00	Appliances in Break areas	
12	Furnishings & Window Coverings	\$ 72,450.00	Window blinds x 120 x \$575 each allowance	
12	Cabinets and Countertops	\$ 175,323.75	Commissioners Bullet resistant Dias, Cabinetry, solid surface tops, Solid surface tops/sinks in restrooms x 11	No bullet resistant dias.
13	Special Construction	\$ 232,604.14	Drop Power in Alley to go underground	
14	Conveying Equipment	\$ 220,500.00	New 4 stop elevator, removal of the 2 stop elevator	
21	Fire Supression	\$ 250,608.75	Fire Suppression budget	
22	Plumbing	\$ 469,350.00	Plumbing budget	Can VE some of the materials
23	HVAC	\$ 1,769,173.35	HVAC budget VRF....can VE here depending on delivery of air....	Can VE if we want to persue
26	Electrical	\$ 1,438,574.55	Electrical Budget	Does not include lighted handrails
27	Communications	\$ 157,500.00	Don't have updated pricing on Communications as of this time	Phone/Data treat as Allowance
28	Electronic Safety & Security	\$ 251,517.74	Don't have updated pricing on safety & Security as of this time. 48 doors of access control, Fire alarm, Security cameras	Can most likely VE some of this. Some discrepancy on what is required by code. Archie, vs. Mark Bray, Vs. Engineer. Vs owner wants....
31	Earthwork	\$ 411,332.90	20 micropiles 35' deep for elevator and stair support. Structural fill under slab in basement, structural fill under sidewalks	Install 39 micropiles, 2 sacrificial piles, temporary shoring (elevator),
32	Exterior Improvements	\$ 769,080.74	Includes both parking lots, Site Concrete,	Both sets of stairs front and back, \$45,000 landscaping allowance for front of courthouse
33	Site Utilities	\$ 104,370.26	Fire line, water line in to building	new 6" Fire Line from cascade, Domestic, cap 3 gutter taps to sewer. New 1 1/2" water tap in alley.
Construction Cost Sub Total		\$ 13,456,809.81		
BONDING AND INSURANCE			Notes:	
1	PAYMENT AND PERFORMANCE BONDS	\$ 106,140.00	Included in Division 01 General Conditions Included in Division 01 General Conditions Included in Division 01 General Conditions	
1	Bullders Risk for this Historical Structure	\$ 215,450.00		
1	Additional warranty period (2yrs total)	\$ 15,000.00		
**	OTHER CONSTRUCTION COSTS		Notes:	
1	Building Permit ALLOWANCE	\$ 85,796.97	Plan check and Permit fees only here (tax exempt) DMEA at \$85,000 and Fire line fee \$3,500	
1	Utility connection Fees ALLOWANCE	\$ 88,500.00		
CONTRACTORS FEE 5%		\$ 672,840.49	ALLOWANCE ITEMS	

ALLOWANCE ITEMS

Building permit = \$85796
Landscaping \$45,000 for front
Phone Data/Cable \$150K Allowance

5% Owners contingency for unforeseen conditions	\$ 706,482.52
TOTAL CONTRACT AMOUNT W/ 5% SUGGESTED CONTINGENCY	\$ 14,836,132.82
Cost per Sq. Ft	\$ 430.11

CONTRACT AMOUNT TO INCLUDE CONTINGENCY

SCOPES INCLUDED in DD BUDGET

2 year Warranty	\$ 15,000.00
Parking lot I (added spaces with new paving structural fill)	\$ 158,971.63
Parking lot II to the South toward library	\$ 254,421.05
Dropping power in alley	\$ 232,604.14
Drainage of roof downspouts to surface drain	\$ 38,580.00
POTENTIAL CREDITS/DECREASES	
Century Link / Lumen Bore (credit allowance)	\$ (10,500.00)
DMEA Fees (could be a credit)	\$ (85,000.00)
City Building Permit could be a credit	\$ (85,796.97)
+ - VE plumbing and HVAC	\$ (165,000.00)
+VE Electrical and Low Voltage	\$ (135,000.00)

POTENTIAL CREDITS \$ (481,296.97)

ITEMS FOR DISCUSSION:

Asphalt pricing for 2025 will priced in October of 2024 Our current price is \$140 per ton
Dewatering is excluded as it may be necessary when we hydro excavate the elevator pit
Structural Engineer requirments after building is 'opened up'- Structural unforeseen
City Code review has not been performed and may effect final pricing
Historical review is not been performed and may effect final pricing
Radon mitigation is not included ...tested and results are below required levels
BDA communication system is not included will test it in January
No lighted handrails are included as of now. \$95,000 installed for two runs at front steps
Irrigation & Landscape allowance for front of courthouse = \$45,000

National Opioid Settlement: Kroger Co.

Montrose city, CO

Rubris Reference Number: CL-790010

***TO LOCAL POLITICAL SUBDIVISIONS:
THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT A NEW
NATIONAL OPIOID SETTLEMENT.***

KROGER CO. SETTLEMENT OVERVIEW

A proposed nationwide settlement agreement (“Settlement”) has been reached that would resolve the legal claims of states and local political subdivisions against regional supermarket pharmacy Kroger Co. related to alleged misconduct related to opioids.

The Settlement requires Kroger Co. to pay over a billion dollars to abate the opioid epidemic. Of this amount, approximately \$1.2 billion will be used by participating states and subdivisions to remediate and abate the impacts of the opioid crisis. Depending on participation by states and subdivisions, the Settlement requires payments over eleven years after its effective date.

The Settlement also contains injunctive relief governing opioid dispensing practices and requires Kroger Co. to implement safeguards to prevent diversion of prescription opioids.

The proposed settlement has two key participation steps.

First, each eligible state decides whether to participate in each Settlement. A list of participating states for each settlement can be found at <https://nationalopioidsettlement.com>.

Second, eligible subdivisions within each participating state decide whether to participate in the Settlement. The more subdivisions that participate, the more funds flow to that state and its subdivisions. Any subdivision that does not participate cannot directly share in any of the settlement funds, even if the subdivision’s state is settling and other participating subdivisions are sharing in settlement funds. If the state does not participate, the subdivisions in that state are not eligible to participate in the Settlement.

**WHO IS RUBRIS INC. AND WHAT IS THE IMPLEMENTATION
ADMINISTRATOR?**

The Settlement provides that an Implementation Administrator will provide notice and manage the collection of participation forms. Rubris Inc. is the Implementation Administrator for this new Settlement and was also retained for the prior national opioid settlements.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

Your state has elected to participate in the Settlement, and therefore your subdivision may participate in that Settlement. This notice is also sent directly to counsel for such subdivisions if the Implementation Administrator has their information.

*If you are represented by an attorney with respect to opioid claims, please contact them. **Subdivisions can participate in the Settlement whether or not they filed a lawsuit or are represented.***

WHERE CAN YOU FIND MORE INFORMATION?

Detailed information about the Settlement, including each settlement agreement, may be found at: <https://nationalopioidsettlement.com>. This website also includes information about how the Settlement are being implemented in most states and how funds will be allocated within your state.

You are encouraged to review the settlement agreement terms and discuss the terms and benefits with your counsel, your Attorney General's Office, and other contacts within your state. Information and documents regarding the Settlement and your state allocation can be found on the settlement website at <https://nationalopioidsettlement.com>.

Your subdivision will need to decide whether to participate in the proposed Settlement, and subdivisions are encouraged to work through this process before the **August 12, 2024**, deadline.

HOW DO YOU PARTICIPATE IN THE SETTLEMENT?

The Settlement requires that you take affirmative steps to "opt in" to the Settlement.

In the next few weeks, you will receive documentation and instructions from the Implementation Administrator or, in some cases, your Attorney General's Office. In order to participate in a settlement, a subdivision must sign and return the required Participation Form.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: dse_na3@docusign.net and opioidsparticipation@rubris.com. Please monitor your email for the Participation Form and instructions.

All required documentation must be signed and returned on or before **August 12, 2024**.