



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.

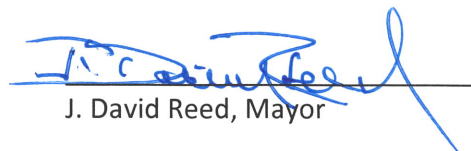
ADJOURNMENT

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

ATTEST:



Lisa DelPiccolo, City Clerk


J. David Reed, Mayor