



MONTROSE CITY COUNCIL

September 3, 2024

A regular meeting of the Montrose City Council was held on Tuesday, September 3, 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, Ann Morgenthauer, Chris Dowsey, Greg Story, Lisa DelPiccolo, Briceida Ortega, Blaine Hall, Tim Cox, Christian Castravet, Matt Magliaro, Greg Stunder, Jace Hochwalt, William Reis

GUESTS

Tom Mathis, Bianca Diaz, Kendra Stucki, Jamie Hurst, Patricia Marquez, Martin Jimenez, Valerie Perrin, Jeff Perrin, Tonya Maddox, Daniel Richards, Sara Doerman, Erin Easton, Ron Smith

CALL TO ORDER

Mayor J. David Reed 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.

SUICIDE PREVENTION AWARENESS MONTH PROCLAMATION

Mayor J. David Reed and the Montrose City Council proclaimed September 2024 as Suicide Prevention Awareness Month in the City of Montrose. Mayor Reed presented the proclamation to Jamie Hurst, education and awareness programs administrator for Tri-County Health Network.

YOU MAKE A DIFFERENCE AWARD PRESENTATION

Mayor J. David Reed presented a “You Make a Difference” award to Tonya Maddox.

CALL FOR PUBLIC COMMENT

Tom Mathis spoke regarding issues he encountered while attempting to construct a home on the Western Slope.

Erin Easton spoke in favor of creating an off-leash dog zone on the single track dirt trails within city parks.

Ron Smith spoke regarding a request he made at a previous meeting to create a plan to prepare for a potential increase in gang activity.

APPROVAL OF MINUTES

City Council considered the minutes of the August 20, 2024, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri to approve the minutes of the August 20, 2024, regular City Council meeting as presented. All voted yes. Motion passed.

NEW HOTEL AND RESTAURANT LIQUOR LICENSE APPLICATION

City Council considered an application for a new Hotel and Restaurant liquor license at 1135 E. Main Street for Tacos and Beer LLC, doing business as Tacos and Beer on Main, for consumption on the licensed premises. A hearing was held.

City Attorney Chris Dowsey reported that the file is in order and the fees have been paid. Mr. Dowsey stated that a staff review of the application found no issues that would prevent the license from being issued.

Patricia Marquez spoke on behalf of applicant Adauto Jimenez. Ms. Marquez stated that the original Tacos and Beer restaurant has been in business for four years and is consistently busy. Ms. Marquez agreed with the City of Montrose as the neighborhood and stated that this license would help meet the needs and desires of the neighborhood. Ms. Marquez also said that granting this second license would not restrain competition within the neighborhood.

Mr. Dowsey reviewed a summary of a petition process. A total of 100 signatures were submitted with 72 determined to be valid and in support of the license.

Ms. Marquez said she is familiar with Colorado liquor laws and all customers are asked to provide identification. Ms. Marquez stated that all licensees, managers, and servers would complete alcohol server training.

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 Dave Frank, to approve a new Hotel and Restaurant liquor license at 1135 E. Main Street for Tacos and Beer LLC, doing business as Tacos and Beer on Main, for consumption on the licensed premises. All voted yes. Motion passed.

NEW HOTEL AND RESTAURANT LIQUOR LICENSE APPLICATION

City Council considered an application for a new Hotel and Restaurant liquor license at 512 E. Main Street for San Juan Tap and Coffee LLC, doing business as San Juan Brews, for consumption on the licensed premises. A hearing was held.

City Attorney Chris Dowsey reported that the file is in order and the fees have been paid. Mr. Dowsey stated that a staff review of the application found no issues that would prevent the license from being issued.

Applicant Daniel Richards reported that San Juan Brews operates as a coffee shop in a location that formerly held a Brew Pub liquor license. A new application is required to convert to a Hotel and Restaurant liquor license.

Mr. Richards agreed to the definition of the neighborhood as the city limits and said that granting the license will help meet the needs and desires of the neighborhood.

Mr. Dowsey reviewed a summary of a petition process. A total of 100 signatures were submitted, with 51 determined to be valid. Of the valid signatures, 50 were in support of the license and 1 was opposed.

Mr. Richards stated that he currently holds four liquor licenses and is familiar with Colorado liquor laws. Mr. Richards said that the business will operate with a policy to ID everyone who orders alcohol. Mr. Richards stated that all licensees, managers, and servers would attend alcohol server training.

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 Dave Frank, seconded by Doug Glaspell, to approve a new Hotel and Restaurant liquor license at 512 E. Main Street for San Juan Tap and Coffee LLC, doing business as San Juan Brews, for consumption on the licensed premises. All voted yes. Motion passed.

NEW TAVERN LIQUOR LICENSE APPLICATION

City Council considered a new Tavern liquor license at 35 N. Cascade Avenue for Corner Taps LLC, doing business as Corner Taps, for consumption on the licensed premises. A hearing was held.

City Attorney Chris Dowsey reported that the file is in order and the fees have been paid. Mr. Dowsey stated that a staff review of the application found no issues that would prevent the license from being issued.

Applicants Valerie Perrin and Jeff Perrin said they are working to clean up the building and establish the venue as a location for watching games. Snack foods will be served and the establishment will allow children until 8:00 pm.

Mr. Perrin agreed to the neighborhood as the City of Montrose and said the license will help meet the needs and desires of the neighborhood.

Mr. Dowsey reviewed a summary of a petition process. A total of 117 signatures were submitted with 99 determined to be valid and in support of the license being issued.

The applicants stated that they are familiar with Colorado liquor laws and were previously licensees for Sidelines Sports Bar. Mr. Perrin stated that they will have two bouncers on the premises on weekend nights. Everyone who enters will be carded and receive a stamp.

Mr. Perrin stated that issues with overservice experienced under previous licensees at this location will be avoided by requiring all licensees, managers, and servers to complete alcohol server training as soon as possible.

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 Doug Glaspell, seconded by Ed Ulibarri, to approve a new Tavern liquor license at 35 N. Cascade Avenue for Corner Taps LLC, doing business as Corner Taps, for consumption on the licensed premises. All voted yes. Motion passed.

RESOLUTION 2024-14

City Council considered Resolution 2024-14, a Resolution of the City of Montrose, Colorado, submitting to a vote of qualified electors of the City at the coordinated election held on November 5, 2024 a ballot issue concerning the increase of the hotel room tax from .9% to 6%.

City Attorney Chris Dowsey reviewed the timeline to place the ballot issue on the November 5 ballot. Mr. Dowsey said that Resolution 2024-14 sets the ballot language, and Ordinance 2671 becomes effective if voters approve the measure on Election Day.

Mr. Dowsey stated that following discussion at the August 20 City Council meeting, the allocations within the Resolution were amended to designate 25 percent to right of way maintenance, 17 percent to childcare services, 33 percent to incentives for affordable housing, 20 percent to the Tourism Promotion Fund including funding for community events, and 5 percent to public transit services.

The first-year cap of \$1.5 million was discussed. Mr. Dowsey stated that this is a TABOR requirement, and any revenue exceeding this cap would be returned to Montrose citizens. Collections for subsequent years are not capped.

Public comment was accepted.

Ron Smith asked for clarification on excess funds collected during the first year. City Manager Bill Bell stated that excess funds collected above the first year estimated cap of \$1.5 million would be refunded to citizens. Mr. Bell stated that this applies to the first year only.

Kendra Stucki thanked City Council on behalf of Uncompahgre Valley Association and All Points Transit for recognizing public transit as a need in the community.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Resolution 2024-14 as presented. All voted yes. Motion passed.

ORDINANCE 2671 – FIRST READING

City Council considered Ordinance 2671 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 5 Chapter 2 Sections 1 and 5 of the Official Code of the City of Montrose, Colorado, increasing the hotel room tax from .9% to 6% and limiting the use of the funds generated to assist in the impact of tourism on the City of Montrose. A hearing was held.

City Attorney Chris Dowsey reported that Ordinance 2671 becomes effective if the ballot issue is passed by voters on November 5.

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 Dave Frank, seconded by Doug Glaspell, to pass Ordinance 2671 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2673 – FIRST READING

City Council considered Ordinance 2673 on first reading, an Ordinance of the City of Montrose, Colorado, repealing Title 6 Chapter 2 Section 3 (6-2-3) only, regarding the limit on dogs and cats. A hearing was held.

Assistant City Attorney Matt Magliaro reported that the current limit on the number of dogs and cats allowed per household was discussed in detail at the August 19 work session where City

Council requested the drafting of an ordinance repealing the limit. Mr. Magliaro stated that a redline version of the revision is included in the meeting packet.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to pass Ordinance 2673 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2672 – FIRST READING

City Council considered Ordinance 2672 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 11 Chapter 7 Section 8, regarding the requirements of planned developments.

Community Development Director Jace Hochwalt reported that this item is a stand-alone code amendment proposal that would eliminate the planned development requirement for multi-building, multi-family projects.

Mr. Hochwalt stated that current procedures add four to six months to the development process with multiple hearings and public meetings. If adopted, Ordinance 2672 would expedite the review and eliminate the time risk for developers, which would encourage more multi-family developments and support housing diversity. Mr. Hochwalt said the revisions are deletions only with no new text proposed. A redline version of the changes is included in the meeting packet.

Mr. Hochwalt stated that the proposed code amendment would not change where multi-family residential development is allowed, and would not change allowed density, setbacks standards or other dimensional standards for development. The process will continue to include a formal site development review.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to pass Ordinance 2672 on first reading as presented. All voted yes. Motion passed.

NORTH RIDGE TOWNHOMES SUBDIVISION PRELIMINARY PLAT

City Council considered the North Ridge Townhomes Subdivision Preliminary Plat.

Planner II William Reis reported that the preliminary plat proposes 8 town home unit lots on a parcel that is 0.63 acres in size and zoned R-3A.

Mr. Reis stated that townhomes are considered multi-family and are considered a use by right in the R-3A zoning district. Each unit will be conveyed individually, which requires City Council approval.

Mr. Reis said the Planning Commission considered a sketch plan in April of 2024 and unanimously recommended approval of the preliminary plat August 14.

Mr. Reis recommended conditional approval stating that the Preliminary Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the R-3A zoning district.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to approve the North Ridge Townhomes Subdivision Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. All voted yes. Motion passed.

STAFF REPORTS

No staff reports were provided.

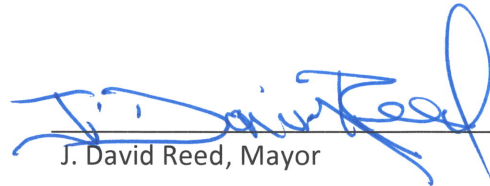
CITY COUNCIL COMMENTS

Mayor Pro Tem Dave Frank reported that he and City Councilor Doug Glaspell attended a recent Colorado Municipal League (CML) training session in Durango.

ADJOURNMENT

The meeting adjourned at 7:08 p.m.

ATTEST:


J. David Reed, Mayor



Lisa DelPiccolo, City Clerk

