REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, November 19, 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) 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.

6) APPROVAL OF MINUTES (5 minutes)

City Council Consideration of the minutes of the November 4, 2024, special City Council meeting and the November 5, 2024, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the November 4, 2024, special City Council meeting and the November 5, 2024, regular City Council meeting as presented.

7) 2025 BUDGET APPROVAL (10 minutes)

A) Ordinance 2674 - Second Reading: City Council consideration of Ordinance 2674 on second reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2025. *Staff: Finance Director Shani Wittenberg*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2674 on second reading as presented.

B) Resolution 2024-18: City Council consideration of Resolution 2024-18 adopting the 2025 Municipal Budget.

Action: Accept public comment. Consider making a motion to adopt Resolution 2024-18 as presented.

8) ORDINANCE 2675 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2675 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Leonard Farm Addition.

Action: Accept public comment. Consider making a motion to adopt Ordinance 2675 on second reading as presented.

9) ORDINANCE 2676 - SECOND READING (5 minutes)

City Council consideration of Ordinance 2676 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Leonard Farm Addition as an "R-3A," medium high density district. *Staff: Planner II William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2676 on second reading as presented.

10) STAFF REPORTS

A) Sales, Use, and Excise Tax Report (5 minutes)
Staff: Sales Tax Manager Leeanne Whittaker

B) Third Quarter Budget Review (5 minutes)
Staff: Finance Director Shani Wittenberg

11) YOUTH CITY COUNCIL COMMENTS

12) CITY COUNCIL COMMENTS

13) MOTION TO ADJOURN

Hello Montrose Council Members – According to the recent Public Safety edition of the "City Beat" newsletter, "Code enforcement emerged from the 2023 Community Survey as one of residents' top three priorities for the city over the next two years." Our neighbors in Gunnison, a town of 6,500, are served by three civilian Neighborhood Services Officers who respond to "calls for service include parking problems, neighbor complaints, animals running at large, and illegal dumping." I was instrumental in developing this response and believe it could serve the City of Montrose quite well.

Where do we start to build an efficient response to the lack of code enforcement faced over decades in this town? Updated codes are needed to address these issues, including noise, as well as staff to educate the community in compliance and enforcement. Civilian employees require substantially less training than Police Officers and can provide important assistance to their colleagues on the street. If the department has money to create a mounted horse patrol, money should be available to improve the City's response to nuisances. Perhaps some of the funds going toward promotion of the "Montrose Lifestyle" can be used to coordinate care of our streets and neighborhoods overgrown with weeds, junk and litter?

We can build on the model that Gunnison has successfully built. I believe Montrose deserves the same and can create a similar response for our community. I am more than happy to volunteer my time & skills to build positive momentum moving forward in service to the beauty of our town. Consider the potential impact possible when a dedicated team works diligently toward a common goal. Positive community building is contagious, especially in small, beloved towns like Montrose. Let's all work together to have our voices heard and be part of creating the solution.
Thank YOU for listening!
Most sincerely,
Tricia Winslow, 970.209.9337

https://www.gunnisonco.gov/departments/police/neighborhood_services.php

Neighborhood Services is staffed by three full time civilian employees. Neighborhood Services Officers provide enforcement of animal violations and code violations in the City of Gunnison. Some of their common calls for service include parking problems, neighbor complaints, animals running at large, and illegal dumping. Neighborhood Services also provides inventory control of property seized by the department and handles auctions for abandoned property.

During winter months, NSO assists city plow crews with the towing of vehicles for snow removal. Neighborhood Services Officers are trained in the use of defensive weapons including the taser and pepper spray. **If you have any questions, please contact Neighborhood Services at 970.641.8242 or email NSO Doug Spann or NSO Bryan Gray.**

Animal Nuisance Abatement: Noise

Allowing an animal to cause annoyance, alarm, or noise disturbance for more than 10 minutes at any time of day or night, which can be heard beyond the boundary of the owner's property is not permitted within the city limits.

- **Animal noise violations are subject to citations with fines of $15.00, $30.00, and $50.00 if spayed/neutered or $30.00, $50.00, or $100.00 if intact. A fourth contact in a 12 month period will result in a summons to The City of Gunnison Municipal Court.**

Serious Housekeeping Needed

- The Montrose area is blessed as we're surrounded by spectacular beauty. Unfortunately it's marred by widespread amounts of junk lying around. Cleanup is needed.

- On top of defacing the landscape it negatively affects market value of the junk owners property. Worse, nice adjacent junk free property values are also affected – affirmed by local realtors and real estate publications. Who wants to buy next to a junk filled yard? Think about those investigating relocating or bringing a business here losing interest because of the prevalence of junk.

- At a recent city council meeting Bill Bell was right on when he said "unauthorized campers don't have the right to tear up other people's property". A parallel to that is "junk property owners don't have the right to adversely affect their neighbors property value".

- There's various reasons many people let their junk pileup…ranging from the inability of a property owner to clean it up to just not caring. Identifying those reasons helps in finding practical and acceptable clean up approaches.

- Since it's an area wide problem the city and county need to work together. Some thoughts:
- ◊ Launch a campaign raising awareness & asking residents to clean up their property.
- ◊ Encourage property owners to use 3rd party cleanup companies and salvage yards to remove junk - if the property owners can't manage doing it themselves.
- ◊ Consider city / county doing cleanups - salvage value goes to city /county to help recover costs. Budget for the resources needed to do this.
- Require solid screening of unsightly commercial salvage yards.
- Harmonize city and county junk ordinances for consistent application area wide.
- Strict ordinance enforcement.

- Also determine how best to keep recyclable junk out of the landfill.

The handout has more detail. I'd appreciate feedback on whether the council believes a concerted effort on junk abatement is warranted.

The county updated their junk ordinance in part due to my advocacy but enforcement has been lackluster. I intend to visit with the new Commissioner team after Jan. 1.

Matt Goldasich
941 Black Canyon Way
mjg@goldasich.com

Montrose Area Junk and Rubbish Cleanup Initiative

The Problem
The Montrose area is blessed with spectacular beauty but unfortunately seriously marred by the unnecessary proliferation of junk and rubbish. This deeply concerns many residents and also gives pause to those considering relocating or bringing a business here. The junk problem should, and can be, fixed. Since junk is pervasive area wide a Montrose city / county coalition is appropriate to alleviate the problem.

Junk is ugly. There's no scenario where junk enhances property appeal or value - it does just the opposite. A junk laden property also negatively affects the value of neighboring junk free properties, even those that are well maintained and very attractive...local realtors and real estate publications affirm this. Affected property owners should have avenues available that help eliminate, or at least mitigate, their difficult situation. Of course, lower property appraisals also produce less tax revenue.

Why It's Prevalent
1. Inconvenient locations that accept junk.

Property Owner:

2. Has no equipment to haul junk away.
3. Has no money to hire junk haulers.
4. Is physically unable to clean up property.
5. Believes junk has considerable value e.g. "one person's junk is another persons' treasure."
6. Is indifferent to how junk mars the landscape.
7. Has don't tell me what to do attitude.

What Can be Done by Montrose City and County?
- Launch a long-term positive campaign raising awareness of the problem and encourage residents to clean up their properties. Example theme: "Let's Make Montrose More Beautiful."
- Encourage property owners to use 3rd party cleanup companies and salvage yards to remove junk - if the property owners can't manage doing it themselves.
- Consider city / county budgeting and buying junk removal equipment e.g. 1 loader, 2 dump trucks and hiring 4 cleanup people. Offer free pickup to property owners. Salvage value belongs to the city / county to recover a portion of their costs.
- Strict ordinance enforcement. Likely effective for 5-7 above but probably less effective for 2-4.
- Publish examples of cleaned properties to maintain campaign momentum.

Implementation Sequence
Phased approach with initial emphasis on residential cleanup then transitioning to larger properties e.g. commercial and Ag. City and county determine if more recycling facilities are needed to absorb area wide junk cleanup.

Revise and Enforce Junk Ordinance
- Harmonize city and county junk ordinances for consistent application area wide.
- Confidential process to protect complainants from retaliation.
- Increase resources assigned to ordinance compliance.
- Increase fines for ordinance non-compliance.
- Require solid screening of unsightly junkyards.

- Review ordinances to ensure they:
  - ◊ Include General Business and General Commercial. Some of these properties are abandoned with much junk and rubbish on the property. Prime examples are the abandoned businesses in Cimarron on Rt. 50.
  - ◊ Include General Agriculture. Many farms in the area contain dilapidated old farm equipment that is no longer useful for operation or even parts, old non-livable trailers etc.
  - ◊ Treat non-contiguous portions of a multipart parcel (but identified by a single parcel number), as a separate entity for purposes of code enforcement.
  - ◊ Make landlords responsible for renter care of the landlord's property. Require landlords to provide renters a copy of the city or county junk and rubbish ordinance and periodically check on the property's appearance.

Other Potential Considerations

- Solicit cleanup ideas from residents, adjacent municipalities and resources such as the Colorado Association of Recyclers.
- Use non-violent inmates to reduce cleanup costs if city /county does cleanup.
- Locate recycle centers adjacent to rail spurs to minimize freight costs and increase access to junk markets. Sized large enough to hold material when market prices drop.

Recycle Versus Landfill

- Stress recycle versus landfill. Some Colorado communities excel in recycling but the state's overall recycling rate is 16%, less than half the national average. One obstacle to more recycling is that dumping fees for landfills are lower in the western U.S. than in the east due to more western land availability.

MONTROSE CITY COUNCIL

November 4, 2024

A special meeting of the Montrose City Council was held on Monday, November 4, 2024, at 12:00 p.m., or immediately following the work session, in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. 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, Ann Morgenthaler, Shani Wittenberg, David Bries, Greg Stunder, Lisa DelPiccolo

CALL TO ORDER

Mayor J. David Reed called the special meeting to order at 10:52 a.m.

EXECUTIVE SESSION

At 10:52 a.m., a motion was made by Judy Ann Files, seconded by Dave Frank, to enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations, under C.R.S. Section 24-6-402(4)(e), and the following additional details are provided for identification purposes: potential negotiations with Project 7. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 11:44 a.m.

At 11:45 a.m. the meeting adjourned with no further action taken.

ATTEST:

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J. David Reed, Mayor

____
Lisa DelPiccolo, City Clerk

MONTROSE CITY COUNCIL

November 5, 2024

A regular meeting of the Montrose City Council was held on Tuesday, November 5, 2024, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT

J. David Reed, Dave Frank, Judy Ann Files, Doug Glaspell, Ed Ulibarri, Jordyn Simo, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Blaine Hall, Tim Cox, Larry Witte, Shelly Robillard, Scott Murphy, Matt Magliaro, Greg Stunder, Shani Wittenberg, William Reis, Chris Ottinger

GUESTS

Matt Miles, Marci Miles, Ralph Files, John Brown, Aleta Swallow, Patrick Crane, Evan Howard, Neal Platzer, Frank Jankowski, Jennifer Jones, Michelle Haynes, Kelly Thompson, Mike Bussing, Sue Bussing

CALL TO ORDER

Mayor J. David Reed called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

HOSPICE AND PALLIATIVE CARE MONTH PROCLAMATION

Mayor J. David Reed and the Montrose City Council proclaimed the month of November 2024 as Hospice and Palliative Care Month in the City of Montrose. Mayor Reed and Youth City Council

Representative Jordyn Simo presented the proclamation to Kelly Thompson, Montrose Program Director with HopeWest.

YOU MAKE A DIFFERENCE AWARD PRESENTATION

Mayor J. David Reed and Youth City Council Representative Jordyn Simo presented a You Make a Difference award to Mike and Sue Bussing, who run the Kids Aid program which provides food to school children on weekends.

CALL FOR PUBLIC COMMENT

John Brown spoke in favor of a non-sanctuary city declaration by the Montrose City Council.

APPROVAL OF MINUTES

City Council considered the minutes of the October 15, 2024, regular City Council meeting.

A motion was made by Dave Frank, seconded by Judy Ann Files, to approve the minutes of the October 15, 2024, regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2670 – SECOND READING

City Council considered Ordinance 2670 on second reading, an Ordinance of the City of Montrose, Colorado, updating Title 6 Chapter 1 of the Official Code of the City of Montrose, Colorado: repealing and replacing Title 6 Chapter 1 Section 10 (6-1-10), regarding unauthorized camping; repealing and replacing Title 6 Chapter 1 Section 12 (6-1-12), regarding sleeping on sidewalks, streets, curbs, parking spaces, alleys, public right of way or within doorways prohibited; and amending Title 9 Chapter 10 Section 1 (9-10-1), regarding park hours.

Mr. Magliaro reported no changes to Ordinance 2670 since the public hearing on first reading on October 15. Mr. Magliaro stated that the proposed changes are municipal ordinances of a home rule city authorized by the Colorado Constitution and the City Charter to legislate and impose penalties.

Mr. Magliaro stated that violations of City ordinances are written into the City's Municipal Court and are prosecuted by the City Attorney's Office with no burden to the District Attorney's Office or to the regional office of the Colorado Public Defender.

Mr. Magliaro outlined the cost and hazards of clean-up efforts and recent fires related to encampment activity on public and private property. Mr. Magliaro stated these Municipal Code revisions address activity in City Parks, on City property and on private property.

Mr. Magliaro reviewed the proposed penalties and stated that under the proposed amendments, written notices will be issued, and 72 hours will be allowed for clean-up and vacation of the site without a citation issued.

Mr. Magliaro stated that current activities are resulting in wanton destruction of public lands, impacting the environment, affecting health, safety and welfare, and impacting community enjoyment of City parks.

Public comment was accepted.

Aleta Swallow, Patrick Crane, Evan Howard, Neal Platzer, Frank Jankowski, Jennifer Jones, and John Brown spoke in opposition to adoption of Ordinance 2670 and in favor of providing services to assist the unhoused.

City Council discussed the comments received, the varied reasons for homelessness, and the ongoing meetings of the Unhoused Roundtable.

City Manager Bill Bell stated that Ordinance 2670 is a camping ban ordinance, which is not new, but the penalty enforced on the third offense is new. Mr. Bell addressed past and current efforts to address homelessness. Mr. Bell said that Community Development Specialist Chris Ottinger is working with members of the Unhoused Roundtable and encouraged representatives of churches and nonprofit entities to attend. Mr. Bell stated that building a shelter will not completely resolve the issue, and a variety of support services are also needed.

Mr. Bell said the City is committed to addressing the situation, but this ordinance is about protecting public assets. Mr. Bell said that all residents must have access to public spaces and the City has to consider the greater good.

Mayor J. David Reed stated that the City Council is committed to protecting the health, safety, and welfare of all citizens.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2670 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2674 – FIRST READING

City Council considered Ordinance 2674 on first reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2025. A hearing was held.

Finance Director Shani Wittenberg reviewed the budget process which began with a staff discussion in January followed by a strategy session with City Council on May 13 to determine budget priorities. Each department's budget was reviewed line by line in July, and a budget session with City Council was held on September 19. Ms. Wittenberg stated that a public open house was held on October 17, and adoption of a budget is required by November 30.

Ms. Wittenberg provided an overview of the $111.7 million budget by fund and reviewed capital improvement projects. Increases to water, sewer, and trash service rates were also discussed.

Mayor J. David Reed opened the hearing.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to pass Ordinance 2674 on first reading as presented. All voted yes. Motion passed.

RESOLUTION 2024-19

City Council considered Resolution 2024-19, repealing and replacing Chapters 3-1-1, 3-1-2, and 3-1-3 of the City of Montrose Regulations Manual and adopting the 2025 fee schedule.

City Clerk Lisa DelPiccolo reported that a summary of the proposed changes for 2025 is included in the meeting packet along with a redline version of the changes. The final version of the fee schedule is included as Exhibit A to the Resolution.

Ms. DelPiccolo stated that one obsolete fee was removed from the proposed fee schedule since the October 15 work session discussion. Ms. DelPiccolo said that two land use fees under 3-1-1(D) were moved to the fee schedule from the Land Use Code and are not new fees.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Resolution 2024-19 as presented. All voted yes. Motion passed.

FUNDING FOR REGION 10 MEALS PROGRAMS

City Council considered additional funding for Region 10 meals programs.

Deputy City Manager Ann Morgenthaler reported that at the October 2 work session, Brian Bowler from the Region 10 Area Agency on Aging reviewed funding cuts affecting meal programs and services, and City Council asked staff to work with Region 10 to determine options for assistance. Ms. Morgenthaler stated that as a result of the funding cuts, Region 10 reduced the number of meals provided from 5 days per week to 3 days per week and budgeted a deficit of $120,000.00 to provide three meals per week.

Ms. Morgenthaler proposed assistance equaling 15 percent of the budget deficit or $18,000.00, which approximately equals the percentage of meal recipients within the City of Montrose. Ms. Morgenthaler stated that the City's annual dues are $23,977.00 for 2025 and include $8,500.00 for the Area Agency on Aging. Ms. Morgenthaler stated that a contribution of any amount will not result in providing more meals in Montrose but will allow Region 10 to continue to provide three meals per week.

Mayor Pro Tem Dave Frank, who serves on the Region 10 Board, reviewed the benefits of the services provided by Region 10.

Region 10 Executive Director Michelle Haynes thanked City Council and staff for ongoing support of Region 10.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Judy Ann Files, to approve $18,000.00 in funding toward Region 10 Area Agency on Aging delivered meals programs. All voted yes. Motion passed.

RESOLUTION 2024-21

City Council considered Resolution 2024-21 authorizing the filing of a United States Environmental Protection Agency Brownfield Cleanup Grant Application in the amount of $2,000,000.00.

Community Development Specialist Christopher Ottinger provided an overview of the EPA grant program for remediation of sites with perceived environmental contaminants. Mr. Ottinger said that Resolution 2024-21 authorizes an application to compete for funds to remediate the former Bullock Electric Steam Plant at 30 West South Fourth Street. This is a former coal-fired plant originally constructed in 1950 and idle since the 1980s. Mr. Ottinger stated that the City owns the original power generation structure, the former cooling pond, and the southern portion of the property. DMEA owns the northern portion adjacent to the current substation. Mr. Ottinger said site assessments were conducted in 2014 and 2017 and many site hazards were identified. The City has secured the property from natural and human intrusion and to prevent the further spread of hazardous material.

Mr. Ottinger said that the City was awarded a service grant in 2024 to complete the site characterization needed to pursue this grant, and it was determined that the City will likely be able to reuse the plant structure. Mr. Ottinger said that the estimated cost of remediation of asbestos and fly ash on the site is $2.3 million. If the grant application is successful, the EPA would provide for the cost associated with hiring qualified contractors and would finalize the remediation plan.

If the grant is awarded, planning would start in the summer of 2025 followed by the remediation work. Mr. Ottinger stated that the City is requesting $2 million from the EPA with no required match. However, to leverage scoring in this highly competitive process, Mr. Ottinger requested authorization to cover expenses in excess of $2 million. Additional state grant funding would be pursued to cover the excess, and any budget impacts would be in 2026.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Resolution 2024-21 as presented. All voted yes. Motion passed.

LEONARD FARM ADDITION ANNEXATION

A hearing was held on the annexation of the Leonard Farm Addition. Mayor J. David Reed recused himself from all Leonard Farm Addition agenda items due to a conflict. Mayor Reed left the City Council Chambers at 7:43 p.m.

Planner II William Reis reviewed the annexation schedule and the location of the 71.22 acres south of Ogden Road. Mr. Reis stated that the parcel is located within the Urban Growth Boundary and within the City of Montrose water and sewer service areas. The property is also part of an enclave that would be reduced in size, but not eliminated, if this annexation is approved.

Mr. Reis reviewed the zoning of the surrounding area and the proposed zoning of "R-3A" Medium High Density District. The Planning Commission unanimously recommended approval of the R-3A zoning designation on September 25, and an Annexation Impact Report was filed with Montrose County.

Mr. Reis recommended approval of the annexation and proposed zoning designation stating that the proposal is consistent with public health, safety and welfare, City and state annexation policies, and the Comprehensive Plan.

Applicant Matt Miles was present to answer questions.

Resolution 2024-20

City Council considered Resolution 2024-20, findings of fact for the Leonard Farm Addition annexation.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Resolution 2024-20 as presented. All present voted yes. Motion passed.

Ordinance 2675 – First Reading

City Council considered Ordinance 2675 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Leonard Farm Addition. A Hearing was held.

Mayor Pro Tem Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Pro Tem Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to pass Ordinance 2675 on first reading as presented. All present voted yes. Motion passed.

ORDINANCE 2676 – FIRST READING

City Council considered Ordinance 2676 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Leonard Farm Addition as an "R-3A," medium high density district. A hearing was held.

Mayor Pro Tem Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Pro Tem Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to pass Ordinance 2676 on first reading as presented. All present voted yes. Motion passed.

Mayor J. David Reed rejoined the meeting at 7:51 p.m.

SEASONS SUBDIVISION FILING NO. 2 AMENDED PRELIMINARY PLAT

City Council considered the Seasons Subdivision Filing No. 2 Amended Preliminary Plat.

Planner II William Reis reviewed the location of the 3.76 acres and the proposal for 25 residential units in the form of duplexes, triplexes and sixplexes within the undeveloped portion of Seasons Subdivision. Mr. Reis stated that the property is Zoned “R-3A,” Medium High Density District. Mr. Reis said that 0 foot side setbacks allow the units to be individually conveyable, while setbacks for buildings will be at least 10 feet and setbacks for garages will be at least 20 feet. The Planning Commission unanimously recommended approval on October 9.

Mr. Reis recommended conditional approval stating that the Preliminary Plat is in compliance with subdivision regulations, the Comprehensive Plan, and the Seasons Subdivision 2nd Amended Preliminary/P.D. Plan, and the proposal meets the intent of the "R-3A," Medium High Density zoning district.

Mr. Reis and City Engineer Scott Murphy provided details regarding access for this development and the entire subdivision as further development occurs.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Judy Ann Files, to approve the Seasons Subdivision Filing No. 2 Amended 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. Ed Ulibarri voted no. All others voted yes. Motion passed.

STAFF REPORTS

No staff reports were provided.

YOUTH CITY COUNCIL COMMENTS

Youth City Councilor Jordyn Simo reported that the Youth City Council is generating ideas for issuing proclamations during the upcoming months. Ms. Simo also stated that several Youth City Councilors will attend the National League of Cities Youth Summit in Tampa Bay, Florida, next week. Ms. Simo said the participating Youth City Councilors are grateful for this opportunity.

CITY COUNCIL COMMENTS

City Councilor Ed Ulibarri thanked businesses and community members who contributed to the success of the recent "Courage for Cove" fund raiser hosted by MADA.

ADJOURNMENT

At 8:06 p.m., the meeting adjourned with no further action taken.

ATTEST:

____
J. David Reed, Mayor

____
Lisa DelPiccolo, City Clerk

ORDINANCE NO. 2674

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO PROVIDING AND APPROPRIATING FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2025

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

That for the purpose of paying the expenses and liabilities of the City of Montrose for the fiscal year beginning January 1, 2025, there is hereby appropriated the following amounts from the various funds:

Fund	Fund Title	Fund Appropriation
100	GENERAL FUND	$38,638,083
150	PUBLIC SAFETY FUND	$17,505,720
200	RETAIL SALES ENHANCEMENT	$782,978
290	TOURISM PROMOTIONAL FUND	$910,293
225	PUBLIC/EDUCATION/GOVERNMENT	$5,964
250	CONSERVATION TRUST FUND	$200,000
270	SPECIAL BENEFIT FUND	$143,100
370	GOVERNMENTAL DEBT PAYMENTS	$1,531,251
420	CEMETERY PERPETUAL CARE	$2,700
465	CAPITAL INFRASTRUCTURE/FACILITY IMPROVEMENT FUNDS	$13,900,000
500	WATER FUND	$9,913,522
510	SEWER FUND	$7,891,444
550	TRASH & RECYCLING FUND	$3,211,731
580	BLACK CANYON GOLF COURSE	$1,656,451
600	INTERNAL SERVICE FUNDS	$9,287,643
610	HEALTH, DENTAL, VISION, LIFE SELF INSURANCE FUND	$3,388,761
700	MONTROSE RECREATION DISTRICT AGENCY FUND	$2,778,136
	TOTAL APPROPRIATIONS	$111,747,777

SECTION 2:

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on First reading on Tuesday, November 5, 2024, at the hour of 6:00 p.m. at the City Council Chambers, Elks' Civic Building, in Montrose, Colorado.

INTRODUCED, READ, and PASSED on first reading this 5th day of November 2024.

J. David Reed, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading this 19th day of November 2024.

J. David Reed, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

RESOLUTION 2024 - 18

WHEREAS, the City Council of the City of Montrose, Colorado, has held a public hearing and examined the 2025 budget for the City of Montrose, Colorado, and

WHEREAS, said Budget is to be adopted by the Resolution of the Council not less than thirty (30) days prior to the first day of the next fiscal year, which day is January 1, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

1. The Budget for the year 2025 for the City of Montrose, Colorado, attached thereto, is hereby adopted.

ADOPTED this 19th day of November 2024, by the City Council of the City of Montrose, Colorado.

____
J David Reed, Mayor

ATTEST:

____
Lisa DelPiccolo, City Clerk

City of Montrose

2025 Proposed Budget

October 15, 2024

Honorable Mayor, Members of the City Council and Montrose Citizens:

The administrative team of the City of Montrose respectfully submits the 2025 municipal budget for all funds of the City in the amount of $111,747,777. The 2025 municipal budget is the result of a comprehensive and collaborative effort by the City staff, elected officials, and members of the Montrose citizenry to establish a budget designed to meet the current and long-term needs of the City organization as well as those of the Montrose community.

The City of Montrose is in a very strong financial position, and we are optimistic that our economic situation will remain steady throughout 2025. City sales tax collections have risen steadily over the past several years due to an increase in consumer spending, regional growth, and the overall economic health of the Montrose area. We do, however, expect this to level off a bit during 2025. The general public's spending related to retail shopping, restaurants and lodging has continued to increase over the past several years and is projected to generate approximately $782,978 for the Retail Sales Enhancement Fund and $910,293 for the Tourism & Promotion Fund in 2025. It is important to know that these funds are designated to be used toward various activities, programs, services, and infrastructure related to tourism, marketing, and business development, as required by the voters upon the establishment of the funds.

Municipal Operations: Our local job market remains very competitive and challenging, with extremely low unemployment. Therefore, it is important to be a responsible employer to recruit and retain a highly productive and impactful workforce. We are proud to say that we have built an amazing team of highly educated and experienced employees by offering a competitive Wage and Compensation System based on both Individual Performance and the city's comparable market of organizations with similar budgets, number of employees, community population, etc. As part of this process, every position description at the city is reviewed in detail on an annual basis and updated to make sure that all our employees fully understand what is expected of them regarding performance and productivity. The City of Montrose is currently budgeting for 208 full-time employees, which has increased primarily due to the new public safety positions funded by the citizen supported Public Safety Sales Tax a few years ago. We also employ a handful of continuous part-time and seasonal positions here at the city. As is the case in most local governments today, we are being asked to do more with less, and to work more efficiently to provide the best possible public service at the lowest cost. We are proud to say that we are providing better quality services and a wider variety of services to the Montrose public than ever before, and we are doing it more effectively and efficiently using a combination of innovative technologies, best practices and a dedicated workforce who are committed to our citizens and to the betterment of their community.

Collaboration and Partnerships: The City of Montrose continues with its commitment to partnering with outside agencies and non-profit organizations to increase the quality of life of our residents. In 2024, the City of Montrose was able to assist in the efforts of many such organizations such as: Region 10, Colorado Flights Alliance, Montrose County, Montrose Economic Development Corporation (MEDC), Montrose University (formerly Uncompahgre Valley Leadership Program), Montrose Hospice & Palliative Care, Montrose School District, Colorado Mesa University (CMU), Montrose Recreation District, CASA, Montrose Rotary Clubs, Welcome Home Alliance for Veterans, All Points Transit, Montrose Community Foundation, Montrose Boys & Girls Club, Montrose Junior Golf Alliance and American Junior Golf Alliance, Avalanche Soccer, Lighthouse Ministries/Homeless Coalition, the State of Colorado Department of Local Affairs, State Historic Preservation Office and the Colorado Department of Transportation.

Financial Condition: Sales Tax, Use Tax and Franchise Fees are a prominent revenue source for the City's General Fund at just over 90.0% of total revenues. Over the last few years, sales tax revenue has steadily increased on an annual basis; therefore 2025 sales tax revenue is budgeted at a modest 4.0% increase from the 2023 actual collections. The remaining revenues were calculated using various forecasting methods and historical trends data. The General Fund Operating budget for 2025 is projected to be approximately $15.1 million (does not include the Rec District's Recreation Center sales tax collections, capital expenses, or internal service funds).

The General Undesignated Fund Balance as of December 31, 2025, is estimated to be $11.8. million. Per the City's Regulations Manual, the City shall strive to maintain reserves of at least 50% of the City's budgeted General Fund Operating expenditures. An adequate minimum reserve would be approximately $7.6 million.

Each year the City transfers funds from the General Fund into the Capital Improvement Fund. The transfer amount is always contingent upon revenue projections and the past three years have resulted in an annual increase to the transfer amount to complete a variety of capital projects including sidewalk and street reconstruction, traffic flow improvements, and other necessary infrastructure improvements. The city's streets, sidewalks, curbs, and gutter systems are aging and our recent efforts to put millions of dollars into rehabilitation and major maintenance is starting to make a difference throughout our community. The City Council and Staff are trying to be responsive to concerns brought up in the most recent Citizen Survey related to street maintenance and traffic congestion. We are pleased with the 2025 estimated Capital transfer of just over $11.6 million.

In addition to the General Fund, the 2025 budget is also made up of Special Revenue Funds, Capital Improvement Funds, Debt Service Funds, Permanent Funds and Enterprise Funds. Additional details for these funds are given below.

Public Safety Fund - $17,505,720 has been budgeted to fund public safety in 2025. In 2019, the voters of Montrose approved an increase to the sales and use tax of .58% to fund public safety and is estimated to generate $5.5 million in revenue. The new revenue from sales and use tax along with a transfer from the General Fund's operating budget of $8.3 million which is more than the 43% required by the voters, grant revenue and charges for services along with $3.3M of fund balance will be used to improve public safety and implement intelligence led policing in our community by funding new positions, new equipment and new technologies for our public safety employees.

Fee Changes: The Water, Sewer, and Trash & Recycling Funds of the City are Enterprise Funds that are funded by user charges rather than taxes. The anticipated inflationary increase for 2025 is 5% which will be applied to monthly revenues for water and sewer, as well as an increase to the cost of treated water of 50 cents per 1,000 gallons, which is the result of a pass-through assessment by Project 7 Water Authority for the construction of a second water treatment facility south of Montrose and inflationary increases in the general cost of their operations. The fees for Trash and Recycling services will increase by 20% to continue to provide the level of service that the community expects and to keep up anticipated population growth.

Capital & Enterprise Fund Highlights of 2025 Budget

The following is a summary list of the proposed capital projects for the 2025 construction season. We are pleased to again exceed the minimum annual required contributions to the City's Capital Infrastructure Fund to provide many long-term improvements to our community's infrastructure.

- **West Main Street Revitalization design balance and easement acquisitions $3,000,000**
- **Woodgate/East Oak Grove Roundabout and backage road Year One $3,500,000**
- **Main Street Stormwater line replacement $650,000**
- **Street Maintenance Major Improvements $5,250,000**
- **Sunset Mesa Road Drainage/Grading Improvements $200,000**
- **Ogden Road Loutsenhizer Canal Bridge Replacement & Sidewalk Ext. – Yr 2 $500,000**
- **N Park Reconstruction & Utility replacement design $100,000**
- **Sidewalk Replacement Cost Share Program and $50,000**
- **Flashing Crosswalk or Speed Radar Signs $25,000**
- **ADA Accessible Intersections and Ramp Installation Program $50,000**
- **Rainbow Meadows Park Missing Link Sidewalk $20,000**
- **Demoret Park Rebuild/Redevelopment $200,000**
- **Morada Site Historic Preservation $65,000**
- **Rotary Park Irrigation Replacement Year 1 $500,000**
- **Cemetery Bridge Replacement $150,000**
- **Main Street and Townsend Avenue Banner Poles $100,000**
- **North 9th Roundabout Landscaping $75,000**
- **10 Year Parks Capital Improvement Plan Development $50,000**
- **Infrastructure improvements to S 9th property for childcare facility $600,000**

Water Fund **- $9,913,522** has been budgeted in 2025 for ongoing operations and capital improvements such as: 6600 Waterline Extension/Tri-County Interconnect $900,000; East Main (San Juan to Townsend) $1,500,000; Woodgate/East Oak Grove Roundabout waterline $225,000; Ogden Road Loutsenhizer Bridge Replacement $100,000

Sewer Fund **- $7,891,444** has been budgeted in 2025 for ongoing operations in sewer collection and at the Wastewater Treatment Plant as well as for capital improvements related to both. Capital improvements for sewer collection include Woodgate/East Oak Grove Roundabout waterline $325,000; Ogden Road Loutsenhizer Bridge Replacement $50,000; CIP3 Sanitary Sewer Trunk Upsizing (Park to 6700) design $250,000; Sewer rehabilitation $150,000; MoveMo sewer replacements $15,000; CIP 3 sewer (design NE trunkline) $250,000. Capital improvements for the Wastewater Treatment Plant include design of system upgrades.

Trash & Recycling - $3,211,731 has been budgeted in 2025 for ongoing operations and an additional Trash Collection Truck based upon community population and customer growth.

Black Canyon Golf Course - $1,656,451 has been budgeted in 2025 for ongoing operations of the golf course which includes the Rusty Putter Restaurant.

Fleet Management ISF - $4,012,713 has been budgeted in 2025 for ongoing maintenance operations and equipment/vehicle replacement for Streets, Public Safety, General Admin, Code Enforcement, Water, Wastewater, Engineering, Parks, and Black Canyon Golf Course.

Information Services ISF - $2,857,238 has been budgeted in 2025 for ongoing operations and the replacement of necessary PCs, Laptops, Monitors, Police Mobile Data Computers, 800mhz Radios, Network Switches, Phone Systems, Copiers and Servers.

Facility Management ISF - **$2,417,692** has been budgeted in 2025 for ongoing maintenance and improvements to city owned facilities.

Conclusion

The Montrose community continued to shine this past year and we should all be proud of what has been accomplished by working together. We responded to the challenges of our continued growth with many major infrastructure improvement projects and lots of new construction, including additional housing options, new and improved street networks, and utility system upgrades. We prepared for the future by completing our Baldridge Regional Park Master Plan and updating our Planning & Zoning Code, by purchasing land and beginning design of a replacement Public Works Facility, and by remodeling the former Wells Fargo building and turning it into an attractive and very functional City Hall right on Main Street in the heart of downtown. I would encourage all of us to continue collaborating to find more ways to make Montrose an even better community. Montrose is a very desirable place in which to live, work and raise a family!

After a thorough and thoughtful analysis of the organization's needs, and a critical review of each budgeted line item with the assistance of staff, elected officials and citizen volunteers, I am confident that this 2025 budget reflects our commitment to responsible financial management and to maintaining an excellent Quality of Life for Montrose area residents.

Sincerely,

William E. Bell
City Manager

2025 Combined Debt Summary

The City of Montrose Charter establishes a legal debt limitation of 5% of the assessed valuation of taxable property in the City, as shown by the last preceding assessment. The assessed valuation of taxable property in the City as of December 14, 2023, was $468,775,428. The legal debt limit of 5% is $23,438,771. Certain debt is excluded from the calculation for water, storm sewer, sanitary sewer, sewage disposal, short-term notes (< 3 years), and local improvement securities. This limitation does not apply to revenue bonds as addressed in Article VI, Section 5 of the City of Montrose Charter.

Assessed Taxable Property Valuation	$468,775,428
5% General Obligation Debt Limitation	$23,438,771
Lease Purchase, Series 2017A & 2017B	$7,060,392
2020 Public Safety Certificate of Participation	$14,945,000
Total Non-General Obligation Debt	$22,005,392

General Fund Certificates of Participation, Series 2017A & 2017B

In 2017, the City paid off the General Fund Excise Tax Revenue Bonds, Series 2010. Due to aging infrastructure and deferred maintenance projects as well as the creation of the Montrose Urban Renewal Authority, the City issued series 2017A & 2017B certificate of participation to Vectra Bank, borrowing $10,000,000. DA Davidson & Co. provided underwriter/placement services for the City with a net interest cost 2.7248% payable semi-annually.

Date	Principal	Interest	Debt Service Payment	Annual Debt Service
4/1/2025	229,978	83,950	313,929	
10/1/2025	233,106	80,823	313,929	627,857
4/1/2026	236,276	77,652	313,929	
10/1/2026	239,490	74,439	313,929	627.857
4/1/2027	242,747	71,182	313,929	
10/1/2027	246,048	67,881	313,929	627.857
4/1/2028	249,394	64.534	313,929	
10/1/2028	252,786	61,143	313,929	627.857
4/1/2029	256,224	57,705	313,929	
10/1/2029	259,709	54,220	313,929	627.857
4/1/2030	263,241	50,688	313,929	
10/1/2030	266,821	47,108	313,929	627.857
4/1/2031	270,450	43,479	313,929	
10/1/2031	274,128	39,801	313,929	627.857
4/1/2032	277,856	36,073	313,929	
10/1/2032	281,635	32,294	313,929	627.857
4/1/2033	285,465	28,464	313,929	
10/1/2033	288,191	25,738	313,929	627.857
4/1/2034	290,943	22,985	313,929	
10/1/2034	293,722	20,207	313,929	627.857
4/1/2035	296,527	17,402	313,929	
10/1/2035	299,359	14,570	313,929	627.857
4/1/2036	302,218	11,711	313,929	
10/1/2036	305,104	8,825	313,929	627.857
4/1/2037	308,017	5,911	313,929	
10/1/2037	310,959	2,970	313,929	627.857
			$8,162,145	$8,162,145

Public Safety Facilities Project, Series 2020

With voter approval on November 5, 2019, .58% sales and use tax increase along with funding from the General Fund allowed the City to issue debt in the form of Certificate of Participation to UMB Bank in the amount of $15,980,000 to construct a new public safety facility. DA Davidson & Co. provided underwriter/placement services for the City with a net interest cost 3.3156 payable semi-annually on June 1 and December 1.

Date	Principal	Interest	Annual Debt Payment
6/1/2025		262,197	
12/1/2024	375,000	262,197	899,394
6/1/2026		254,697	
12/1/2026	390,000	254,697	899,394
6/1/2027		246,897	
12/1/2027	405,000	246,897	898,794
6/1/2028		238,797	
12/1/2028	420,000	238,797	897,594
6/1/2029		230,397	
12/1/2029	435,000	230,397	895,794
6/1/2030		221,697	
12/1/2030	455,000	221,697	898,394
6/1/2031		212,597	
12/1/2031	470,000	212,597	895,194
6/1/2032		203,197	
12/1/2032	490,000	203,197	896,394
6/1/2033		193,397	
12/1/2033	510,000	193,397	896,794
6/1/2034		183,197	
12/1/2034	530,000	183,197	896,394
6/1/2035		172,597	
12/1/2035	550,000	172,597	895,194
6/1/2036		161,597	
12/1/2036	575,000	161,597	898,194
6/1/2037		152,972	
12/1/2037	590,000	152,972	895,944
6/1/2038		144,122	
12/1/2038	610,000	144,122	898,244
6/1/2039		134,972	
12/1/2039	630,000	134,972	899,944
6/1/2040		125,522	
12/1/2040	645,000	125,522	896,043
			Continued…

6/1/2041		115,847	
12/1/2041	665,000	115,847	896,693
6/1/2042		104,625	
12/1/2042	690,000	104,625	899,250
6/1/2043		92,981	
12/1/2043	710,000	92,981	895,962
6/1/2044		81,000	
12/1/2044	735,000	81,000	897,000
6/1/2045		68,597	
12/1/2045	760,000	68,597	897,193
6/1/2046		55,772	
12/1/2046	785,000	55,772	896,543
6/1/2047		42,525	
12/1/2047	810,000	42,525	895,050
6/1/2048		28,856	
12/1/2048	840,000	28,856	897,712
6/1/2049		14,681	
12/1/2049	870,000	14,681	899,362
Total	14,945,000	7,487,468	22,432,468

City of Montrose Revenues, Expenditures and Fund Balance

	2023 Audited	2024 Actual through June	Actual Projected through 12/31/2024	2024 Original Budget	2025 Budget
GENERAL FUND					
UNASSIGNED FUND BALANCE 1/1	19,875,608		22,634,082		17,305,557
REVENUES					
SALES, USE AND FRANCHISE TAXES	28,698,679	14,020,093	28,157,365	27,765,110	29,666,753
LICENSES & PERMITS	487,168	263,298	641,537	641,947	613,353
INTERGOVERNMENTAL REV	5,244,219	597,504	1,228,287	1,308,277	1,296,093
PAVILION REVENUE	144,107	38,081	115,203	100,600	135,600
COMPETITIVE SPORTS REVENUE	17,016	23,574	29,421	18,600	19,700
CHARGES FOR SERVICES	42,266	17,182	30,749	64,796	47,571
FINES & FORFEITURES	90,376	38,668	71,378	106,513	101,500
OTHER REVENUES	204,151	55,647	85,112	140,460	83,560
TRANSFER FROM FUND BALANCE					5,701,884
TOTAL REVENUES	37,643,966	15,576,427	31,404,151	31,118,167	38,638,083
EXPENDITURES					
CITY COUNCIL	170,133	95,672	170,198	176,914	183,392
YOUTH COUNCIL	4,512	993	10,800	12,300	13,000
ECONOMIC DEV & COMMUNITY SUPPORT	2,642,172	292,632	794,486	406,500	410,500
CITY ATTORNEY	557,732	258,318	475,615	544,548	514,540
CITY MANAGER	424,452	220,385	447,885	417,748	462,524
COMMUNICATIONS	147,901	82,663	174,712	175,933	188,029
COMPETITIVE SPORTS	39,084	32,762	61,745	52,708	70,296
HUMAN RESOURCES	498,443	318,930	612,298	581,634	617,900
PAVILION	626,526	348,708	726,916	740,085	757,388
GEOGRAPHIC INFORMTION SYSTEMS	405,481	220,723	440,003	483,989	474,952
FINANCE	802,906	408,483	857,044	901,249	997,469
MUNICIPAL COURT	279,094	149,577	393,758	381,033	390,338
TEEN COURT	2,100	410	414	6,736	5,300
PLANNING SERVICES	472,706	237,696	547,688	549,178	505,337
COMMUNITY ENGAGEMENT	1,145,603	39,561	53,680	26,212	53,733
CITY CLERK	321,662	182,135	354,369	377,577	397,872
BUILDING SERVICES	412,985	189,502	431,103	445,443	496,620
ENGINEER	391,440	186,355	403,336	411,872	455,532
PUBLIC WORKS ADMINISTRATION	480,099	276,885	576,597	563,596	651,586
STREET MAINTENANCE	2,751,062	1,576,835	3,612,544	3,805,711	4,265,412
STREET CLEANING	335,966	446,824	841,995	972,505	698,180
PARKS	2,227,726	1,351,266	2,649,851	2,358,242	3,017,839
URBAN FORESTRY PROGRAM	99,769	45,702	99,000	99,000	100,000
SUNSET MESA MAINTENANCE	165,359	63,509	118,880	173,063	287,032
CEMETERY	72,005	33,304	298,816	416,538	442,258
TRANSFERS	19,252,335	10,570,043	21,140,085	21,140,085	21,907,016
INSURANCE AND FLEET VEHICLES	156,238	336,876	438,858	256,487	274,038
TOTAL EXPENDITURES	34,885,492	17,966,745	36,732,676	36,476,886	38,638,083
REVENUES OVER (UNDER) EXPENDITURES	2,758,474	(2,390,318)	(5,328,525)	(5,358,719)	-
USE OF FUND BALANCE			-		(5,701,884)
UNASSIGNED FUND BALANCE 12/31	22,634,082		17,305,557		11,603,673

	2023 Audited	2024 Actual through June	Actual Projected through 12/31/2024	2024 Original Budget	2025 Budget
PUBLIC SAFETY FUND					
FUND BALANCE 1/1	3,849,724	-	5,010,427	-	4,754,352
PUBLIC SAFETY FUND - SALES AND USE TAX	5,405,783	2,625,094	5,227,169	5,205,779	5,510,962
PUBLIC SAFETY FUND - BIKE LICENSES	4	2	4	-	-
PUBLIC SAFETY FUND - GRANTS	96,076	32,936	119,920	103,003	160,661
PUBLIC SAFETY FUND - CHARGES FOR SERVICE	115,138	59,563	136,676	119,405	113,712
PUBLIC SAFETY FUND - OTHER INCOME	52,694	22,316	71,415	46,868	55,005
INTEREST AND TRANSFERS	8,508,625	4,251,102	8,380,950	8,377,285	8,373,785
TRANSFER FROM FUND BALANCE					3,291,595
PUBLIC SAFETY FUND - TOTAL REVENUES	14,178,320	6,991,012	13,936,134	13,852,340	17,505,720
EXPENDITURES					
PATROL	8,526,699	4,473,281	8,783,236	9,408,168	11,090,815
PUBLIC SAFETY ADMINISTRATION	3,095,246	1,869,617	3,730,827	4,181,140	4,554,200
DRUG TASKFORCE	490,878	373,685	713,884	593,910	626,858
CODE ENFORCEMENT	105,019	27,185	63,736	142,188	142,308
CMU ACADEMY	201,470	128,770	278,167	218,428	249,529
ANIMAL SERVICES	598,306	296,317	622,359	704,383	842,010
TOTAL EXPENDITURES	13,017,617	7,168,855	14,192,209	15,248,217	17,505,720
REVENUES OVER (UNDER) EXPENDITURES	1,160,703	(177,843)	(256,075)	(1,395,877)	-
USE OF FUND BALANCE					(3,291,595)
FUND BALANCE 12/31	5,010,427		4,754,352		1,462,757
RETAIL SALES ENHANCEMENT					
FUND BALANCE 1/1	609,909		747,531		840,872
REVENUES					
RETAIL SALES ENHANCEMENT	658,291	324,953	628,072	654,000	684,700
OTHER RSE REVENUES	137,480	40,845	92,644	91,800	94,209
TRANSFER FROM FUND BALANCE					4,069
TOTAL REVENUES	795,771	365,798	720,716	745,800	782,978
EXPENDITURES					
DART/BUSINESS OPERATIONS EXPENDITURES	638,315	205,445	627,375	721,257	746,878
MONTROSE UNIVERSITY EXPENDITURES	19,835	15,160	33,050	33,100	36,100
TOTAL EXPENDITURES	658,150	220,605	660,425	754,357	782,978
REVENUES OVER (UNDER) EXPENDITURES	137,622	160,352	93,341	24,543	-
USE OF FUND BALANCE					(4,069)
FUND BALANCE 12/31	747,531		840,872		836,803
TOURISM PROMOTIONAL FUND					
FUND BALANCE 1/1	414,132		459,168		289,432
REVENUES					
EXCISE TAX REVENUES	861,545	407,591	776,303	817,500	911,500
OTHER REVENUES	6,570	6,654	15,973	13,000	13,900
TRANSFER FROM FUND BALANCE				82,632	
REVENUES - EXCISE TAX	868,114	414,246	792,276	913,132	925,400
TOURISM PROMOTIONAL FUND - MARKETING					
MARKETING EXPENDITURES	450,274	145,932	463,021	482,621	416,873
TOURISM PROMOTIONAL FUND - GUEST SERVICES OPERATIONS					
GUEST SERVICES OPERATIONS EXPENDITURES	122,551	83,206	158,231	141,700	149,010
COMMUNITY EVENTS	237,146	140,574	328,540	276,561	333,160
SPORTS TOURISM	7,974	4,532	12,220	12,250	11,250
TOTAL EXPENDITURES	817,945	374,244	962,012	913,132	910,293
REVENUES OVER (UNDER) EXPENDITURES	50,169	40,002	(169,736)	-	15,107
USE OF FUND BALANCE					-
FUND BALANCE 12/31	459,168		289,432		304,539

	2023 Audited	2024 Actual through June	Actual Projected through 12/31/2024	2024 Original Budget	2025 Budget
DOWNTOWN IMPROVEMENTS					
FUND BALANCE 1/1	169,157		175,140		175,140
REVENUES					
TRANSFER FROM FUND BALANCE					
TOTAL REVENUES	5,983	2,471	-	1,650	-
MONTROSE OPPORTUNITY EXPENDITURES	-	-	-	40,000	-
REVENUES OVER (UNDER) EXPENDITURES	5,983	2,471	-	(38,350)	-
USE OF FUND BALANCE			-		-
FUND BALANCE 12/31	175,140		175,140		175,140
PUBLIC/EDUCATION/GOVERNMENT					
FUND BALANCE 1/1	25,904		36,904		34,842
REVENUES					
TRANSFER FROM FUND BALANCE					-
TOTAL REVENUES	17,024	2,085	4,787	17,932	18,203
EXPENDITURES	6,024	3,133	6,849	6,849	5,964
REVENUES OVER (UNDER) EXPENDITURES	11,000	(1,049)	(2,062)	11,083	12,239
USE OF FUND BALANCE					-
FUND BALANCE 12/31	36,904		34,842		47,081
SURPLUS & DEFICIENCY					
FUND BALANCE 1/1	63,066		65,256		65,256
REVENUES					
TOTAL REVENUES	2,190	-	-	-	300
EXPENDITURES	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	2,190	-	-	-	300
FUND BALANCE 12/31	65,256		65,256		65,556
CONSERVATION TRUST FUND					
FUND BALANCE 1/1	346,719		287,908		232,659
REVENUES					
LOTTERY FUNDS	145,279	70,463	140,926	125,600	134,100
TRANSFERS FROM OTHERS	-	-	-	-	-
INTEREST INCOME	35,935	22,416	53,825	12,600	16,600
TRANSFER FROM FUND BALANCE					49,300
TOTAL REVENUES	181,214	92,879	194,751	138,200	200,000
EXPENDITURES					
TOTAL EXPENDITURES	240,025	90,907	250,000	250,000	200,000
REVENUES OVER (UNDER) EXPENDITURES	(58,811)	1,972	(55,249)	(111,800)	-
USE OF FUND BALANCE					(49,300)
FUND BALANCE 12/31	287,908		232,659		183,359
PAVILION IMPROVEMENT FUND					
FUND BALANCE 1/1	16,481		17,048		17,048
REVENUES					
TOTAL REVENUES	567	299	-	-	-
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	567	299	-	-	-
FUND BALANCE 12/31	17,048		17,048		17,048
MONTROSE URBAN RENEWAL AUTHORITY					
FUND BALANCE	(13,390,510)		(16,272,541)		(16,061,934)
TOTAL REVENUES	437,809	610,774	730,607	680,000	740,000
EXPENDITURES					
TOTAL EXPENDITURES	3,319,840	166,120	520,000	350,000	-
REVENUES OVER (UNDER) EXPENDITURES	(2,882,031)	444,654	210,607	330,000	740,000
FUND BALANCE 12/31	(16,272,541)		(16,061,934)		(15,321,934)

	2023 Audited	2024 Actual through June	Actual Projected through 12/31/2024	2024 Original Budget	2025 Budget
SPECIAL BENEFIT FUND					
FUND BALANCE 1/1	235,308		314,632		375,106
REVENUES					
DONATIONS	135,967	69,882	167,716	68,300	20,000
INTEREST INCOME	2,837	1,495	3,607	300	100
TRANSFER FROM FUND BALANCE					45,407
ANIMAL BENEFIT REVENUES	138,803	71,377	171,323	68,600	65,507
ANIMAL BENEFIT EXPENDITURES	59,479	29,156	110,849	114,007	143,100
REVENUE OVER (UNDER) EXPENDITURES	79,324	42,221	60,474	(45,407)	(77,593)
USE OF FUND BALANCE					
ENDING FUND BALANCE 12/31	314,632		375,106		297,513
RESTRICTED FUND BALANCE 1/1	150,387		227,562		295,602
PARKS DEVELOPMENT REVENUE	39,375	28,350	68,040	37,000	39,000
PARKS DEVELOPMENT EXPENDITURES	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	39,375	28,350	68,040	37,000	39,000
FUND BALANCE 12/31	227,562		295,602		334,602
LOAN FOR STREET INFRASTRUCTION and CERTIFICATE OF PARTICIPATION FOR NEW PUBLIC SAFETY BUILDING					
FUND BALANCE 1/1	660,220		541,490		283,048
REVENUES					
TRANSFERS FROM OTHERS	1,470,541	763,326	1,272,209	1,526,651	1,531,251
TRANSFER FROM FUND BALANCE					
TOTAL REVENUES	1,470,541	763,326	1,272,209	1,526,651	1,531,251
EXPENDITURES	1,589,271	616,919	1,530,651	1,526,651	1,531,251
REVENUES OVER (UNDER) EXPENDITURES	(118,730)	146,407	(258,442)	-	-
USE OF FUND BALANCE					-
FUND BALANCE 12/31	541,490		283,048		283,048
DEMORET TRUST FUND					
FUND BALANCE 1/1	8,448		9,978		11,490
REVENUES	1,530	752	1,512	3,600	3,600
EXPENDITURES	-	-	-	-	-
RESERVED PRINCIPAL BALANCE	321,381		321,381		321,381
FUND BALANCE 12/31	9,978		11,490		15,090
CEMETERY PERPETUAL CARE					
FUND BALANCE 1/1	129,955		136,792		142,434
REVENUES					
TOTAL REVENUES	8,837	5,463	10,042	4,400	5,100
EXPENDITURES	2,000	2,200	4,400	4,400	2,700
FUND BALANCE 12/31	136,792		142,434		144,834
SPECIAL IMPROVEMENTS REVOLVING					
FUND BALANCE 1/1	236,210		261,969		99
REVENUES					
TOTAL REVENUES	25,953	457,259	529,319	61,900	71,100
EXPENDITURES	193	790,196	791,189	1,200	-
FUND BALANCE 12/31	261,969		99		71,199
WEST SIDE ARTERIAL PROJECT					
FUND BALANCE 1/1	1,458,344		1,534,716		1,356,868
REVENUES					
TRANSFER FROM FUND BALANCE					
TOTAL REVENUES	76,372	35,906	72,152	26,684	27,776
EXPENDITURES	-	-	250,000	250,000	-
REVENUES OVER (UNDER) EXPENDITURES	76,372	35,906	(177,848)	(223,316)	27,776
USE OF FUND BALANCE					
FUND BALANCE 12/31	1,534,716		1,356,868		1,384,644

	2023 Audited	2024 Actual through June	Actual Projected through 12/31/2024	2024 Original Budget	2025 Budget
CAPITAL IMPROVEMENT FUND					
FUND BALANCE 1/1	537,133		(834,965)		(481,918)
RESERVED FUND BALANCE	880,602				871,602
REVENUES					
TRANSFER FROM FUND BALANCE	-				389,102
TOTAL REVENUES	10,288,809	6,209,585	12,419,753	12,775,145	13,900,000
EXPENDITURES	11,660,907	4,837,253	12,066,706	12,950,000	13,900,000
REVENUES OVER (UNDER) EXPENDITURES	(1,372,098)	1,372,332	353,047	(174,855)	-
USE OF FUND BALANCE	-				(389,102)
FUND BALANCE 12/31	(834,965)		(481,918)		(871,020)
WATER FUND					
CASH & CASH EQUIVALENTS 1/1	4,112,927		5,599,661		6,353,539
REVENUES					
INTERGOVERNMENTAL REV	-	-	14,000	9,368	9,368
CHARGES FOR WATER	7,005,471	3,568,835	7,980,616	8,214,525	9,047,113
OTHER WATER REVENUES	867,679	239,641	619,088	357,123	618,914
TRANSFER FROM RESERVES					238,127
TOTAL REVENUES	7,873,151	3,808,476	8,613,704	8,581,016	9,913,522
WATER FUND - BILLING & COLLECTION					
BILLING & COLLECTION	261,623	121,223	263,183	274,114	292,100
WATER DIST & ADMIN	5,930,847	2,949,816	7,403,477	8,280,663	9,621,422
WATER DEBT SERVICE	193,947	1,708	193,166	193,166	-
TOTAL EXPENDITURES	6,386,417	3,072,747	7,859,826	8,747,943	9,913,522
REVENUES OVER (UNDER) EXPENDITURES	1,486,734	735,729	753,878	(166,927)	-
USE OF RESERVES					(238,127)
CASH & CASH EQUIVALENTS 12/31	5,599,661		6,353,539		6,115,412
SEWER FUND					
CASH & CASH EQUIVALENTS 1/1	3,214,269		3,493,600		2,652,407
REVENUES					
SEWER REVENUES	3,563,822	1,841,673	3,697,475	3,641,031	4,389,019
OTHER SEWER REVENUES	1,388,720	348,711	837,400	933,724	1,330,918
TRANSFER FROM RESERVES	-	-		-	2,171,507
TOTAL REVENUES	4,952,542	2,190,384	4,534,875	4,574,755	7,891,444
BILLING & COLLECTIONS	46,269	23,619	47,814	52,570	54,363
SEWER LINE MAINT & ADMIN	2,984,234	1,229,305	3,767,656	3,378,245	3,289,675
SEWER TREATMENT	1,477,075	701,864	1,382,634	2,472,936	4,521,981
INDUSTRIAL PRETREATMENT	7,084	8,683	19,650	19,650	25,425
SEWER DEBT SERVICE	158,549	1,397	158,314	158,314	-
TOTAL EXPENDITURES	4,673,211	1,964,868	5,376,068	6,081,715	7,891,444
REVENUES OVER (UNDER) EXPENDITURES	279,331	225,516	(841,193)	(1,506,960)	-
USE OF RESERVES					(2,171,507)
CASH & CASH EQUIVALENTS 12/31	3,493,600		2,652,407		480,900
TRASH/RECYCLING FUND					
CASH & CASH EQUIVALENTS 1/1	576,719		913,721		1,454,867
REVENUES					
TRANSFER FROM RESERVES					
TOTAL REVENUES	2,359,048	1,434,530	2,883,389	2,776,993	3,394,809
TRASH & RECYCLING - BILLING & COLLECTIONS					
BILLING & COLLECTIONS	45,810	27,018	55,873	62,043	66,944
TRASH & RECYCLING - TRASH & RECYCLING O&M					
TRASH & RECYCLING	1,976,236	995,951	2,286,370	2,720,008	3,144,787
TOTAL EXPENDITURES	2,022,046	1,022,969	2,342,243	2,782,051	3,211,731
REVENUES OVER (UNDER) EXPENDITURES	337,002	411,561	541,146	(5,058)	183,078
USE OF RESERVES					-
CASH & CASH EQUIVALENTS 12/31	913,721		1,454,867		1,637,945

	2023 Audited	2024 Actual through June	Actual Projected through 12/31/2024	2024 Original Budget	2025 Budget
BLACK CANYON GOLF COURSE					
CASH & CASH EQUIVALENTS 1/1	499,062		779,100		395,516
REVENUES					
TRANSFER FROM RESERVES					105,377
TOTAL REVENUES	1,699,204	748,013	1,168,436	1,142,972	1,656,451
TOTAL BCGC - TURF MAINTEANANCE OPER.	551,226	267,721	648,861	714,295	692,360
TOTAL BCGC - BUSINESS OPER (CLUBHOUSE)	601,518	254,631	568,961	578,379	655,635
TOTAL BCGC - RUSTY PUTTER	266,422	152,530	334,198	268,369	308,456
TOTAL EXPENDITURES	1,419,166	674,882	1,552,020	1,561,043	1,656,451
REVENUES OVER (UNDER) EXPENDITURES	280,038	73,130	(383,584)	(418,071)	-
USE OF RESERVES					(105,377)
CASH & CASH EQUIVALENTS 12/31	779,100		395,516		290,139
INTERNAL SERVICE FUNDS					
FLEET CASH & CASH EQUIVALENTS 1/1	2,893,601		2,793,996		2,526,953
TRANSFER FROM FLEET RESERVES					-
TOTAL FLEET MGMT REVENUES	3,533,518	1,823,290	3,293,250	4,590,140	5,555,028
TOTAL FLEET EXPENDITURES	3,633,123	1,592,118	3,560,293	3,899,608	4,012,713
REVENUES OVER (UNDER) EXPENDITURES	(99,605)	231,172	(267,043)	690,532	1,542,315
USE OF FLEET RESERVES					-
FLEET CASH & CASH EQUIVALENTS 12/31	2,793,996		2,526,953	-	2,526,953
IS CASH & CASH EQUIVALENTS 1/1	788,901		857,998		1,451,300
TOTAL INFORMATION SERVICES REVENUES	2,230,413	1,318,254	3,159,213	2,657,075	3,070,484
TOTAL INFORMATION SERVICES EXP.	2,161,316	1,200,383	2,565,911	2,622,540	2,857,238
REVENUES OVER (UNDER) EXPENDITURES	69,097	117,871	593,302	34,535	213,246
IS CASH & CASH EQUIVALENTS 12/31	857,998		1,451,300		1,664,546
FACILITIES CASH & CASH EQUIVALENTS 1/1	414,980		719,650		1,140,128
TRANFER FROM FACILITIES RESERVES					15,194
TOTAL FACILITIES MGMT REVENUES	2,078,791	1,117,132	2,676,388	2,221,018	2,417,692
TOTAL FACILITIES MGMT EXPENDITURES	1,774,120	839,892	2,255,910	2,419,109	2,417,692
REVENUES OVER (UNDER) EXPENDITURES	304,671	277,240	420,478	(198,091)	-
USE OF FACILITIES RESERVES					(15,194)
FACILITIES CASH & CASH EQUIVALENTS 12/31	719,650		1,140,128		1,124,934
HEALTH/DENTAL INSURANCE					
CASH & CASH EQUIVALENTS	3,056,059		2,690,111		2,819,435
REVENUES					
TRANSFER FROM RESERVES	-	-	-	-	443,975
TOTAL REVENUES	3,096,741	1,582,876	3,166,441	2,971,205	3,388,761
TOTAL EXPENDITURES	3,462,689	1,513,925	3,037,117	3,317,500	3,388,761
REVENUES OVER (UNDER) EXPENDITURES	(365,948)	68,951	129,324	(346,295)	-
USE OF RESERVES					(443,975)
CASH & CASH EQUIVALENTS 12/31	2,690,111		2,819,435		2,375,460
MRD TAX CUSTODIAL FUND					
FUND BALANCE	-		(17,005)		(148,865)
REVENUE	2,796,229	1,292,765	2,584,330	2,778,136	2,778,136
EXPENDITURES	2,813,234	877,850	2,716,190	2,778,136	2,778,136
REVENUES OVER (UNDER) EXPENDITURES	(17,005)	414,915	(131,860)	-	-
FUND BALANCE 12/31	(17,005)		(148,865)		(148,865)
TOTAL REVENUES - ALL FUNDS	92,492,224	44,508,341	88,572,197	89,386,418	114,481,345
TOTAL EXPENSES - ALL FUNDS	90,686,447	42,985,693	94,521,723	98,053,695	111,747,777

CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: November 19, 2024
RE: Leonard Farm Addition Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

City Council Consideration:
City Council is considering this annexation application and the associated zoning, which is done by considering approval of an annexation ordinance and a zoning ordinance at a first and second reading. City Council will consider all of the information in this memo in making a decision.

Proposed schedule:

September 3:	Council Work Session Overview
September 17:	Council Resolution to set a hearing date
September 25:	Planning Commission zoning hearing
November 5:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
November 19:	2nd reading of annexation and zoning ordinances

Application Background:
The Leonard Farm Addition is a proposed annexation approximately 71.22 acres in size. The parcel is located south of Ogden Road, near its intersection with Sleeping Bear Road. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and City of Montrose Water Service Area. Annexation of this property will allow for connection to City utilities. An Annexation Agreement is required.

Proposed Zoning: “R-3A” Medium High Density Residential District

Applicant: Ogden Views, LLC

Staff Analysis:

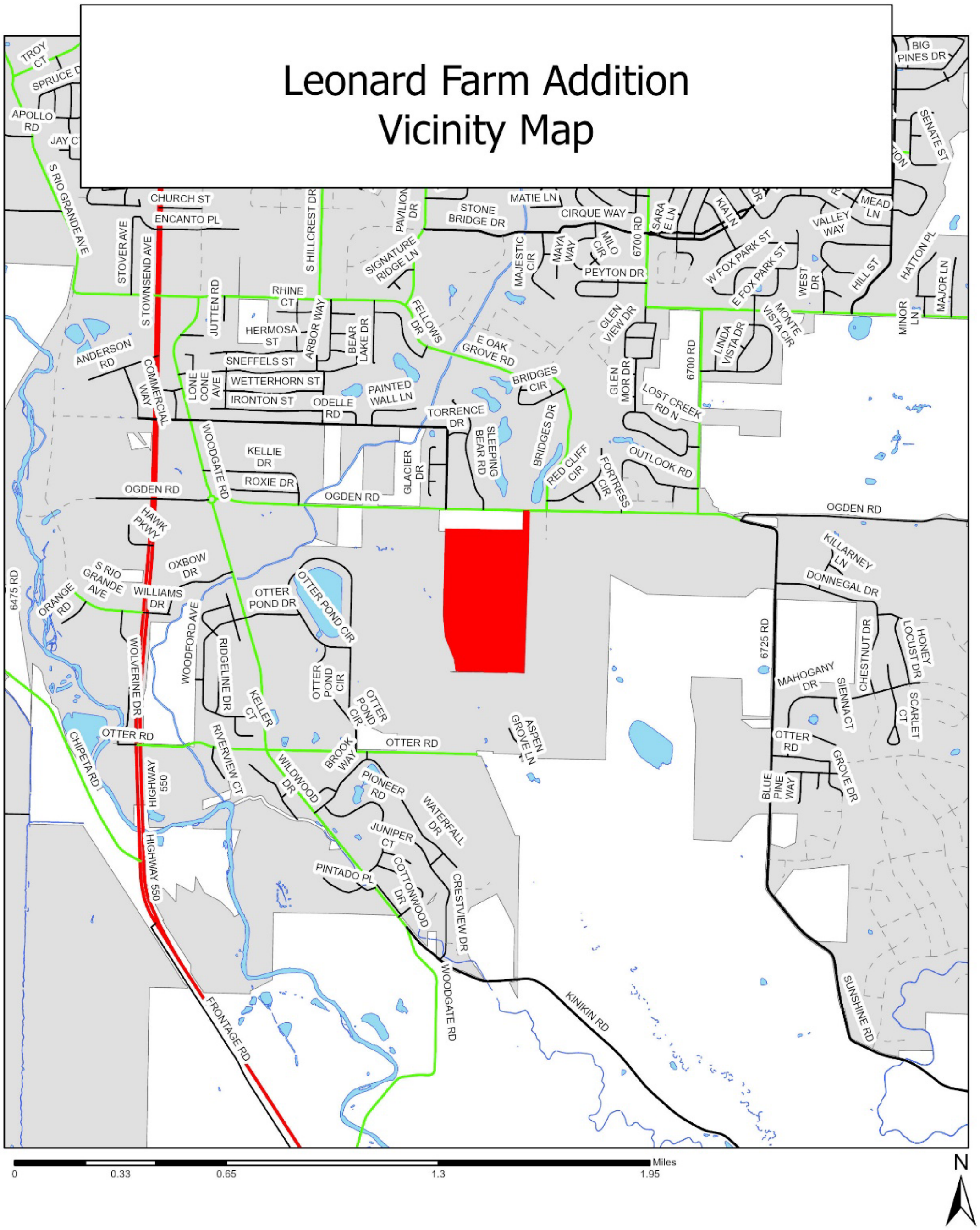
1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
    a. Municipal Code, Section, 11-7-12 (B), Zoning of Additions: The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:
        i. The amendment is not averse to the public health, safety and welfare; and
        ii. The amendment is in substantial conformity with the Comprehensive Plan; or
            1. Such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated.
        iii. The City shall not impose conditions on the zoning of an addition unless otherwise required by this Title.
    b. Municipal Code, Section 11-7-5: The "R-3A" Medium High Density District is intended to provide for an area which is suitable for single-family homes, duplexes and multifamily residences, along with certain other compatible land uses.
    c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned “R-1” Very Low Density District, “R-2” Low Density District, “R-3” Medium Density District, “R-3A” Medium High Density District, “B-4” Neighborhood Shopping District, and areas outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Leonard Farm Addition as Residential Mixed Density Low and Residential Mixed Density Medium. The

Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.

5. The property is located within Growth Area 2. According to the Comprehensive Plan, Growth Area 2 has some level of, or moderate proximity to, existing infrastructure.
6. The Planning Commission voted unanimously to recommend approval of the "R-3A" Medium High Density District zoning designation at the September 25, 2024 Planning Commission meeting.
7. The "R-3A" zoning does not appear to be adverse to the public health, safety and welfare.

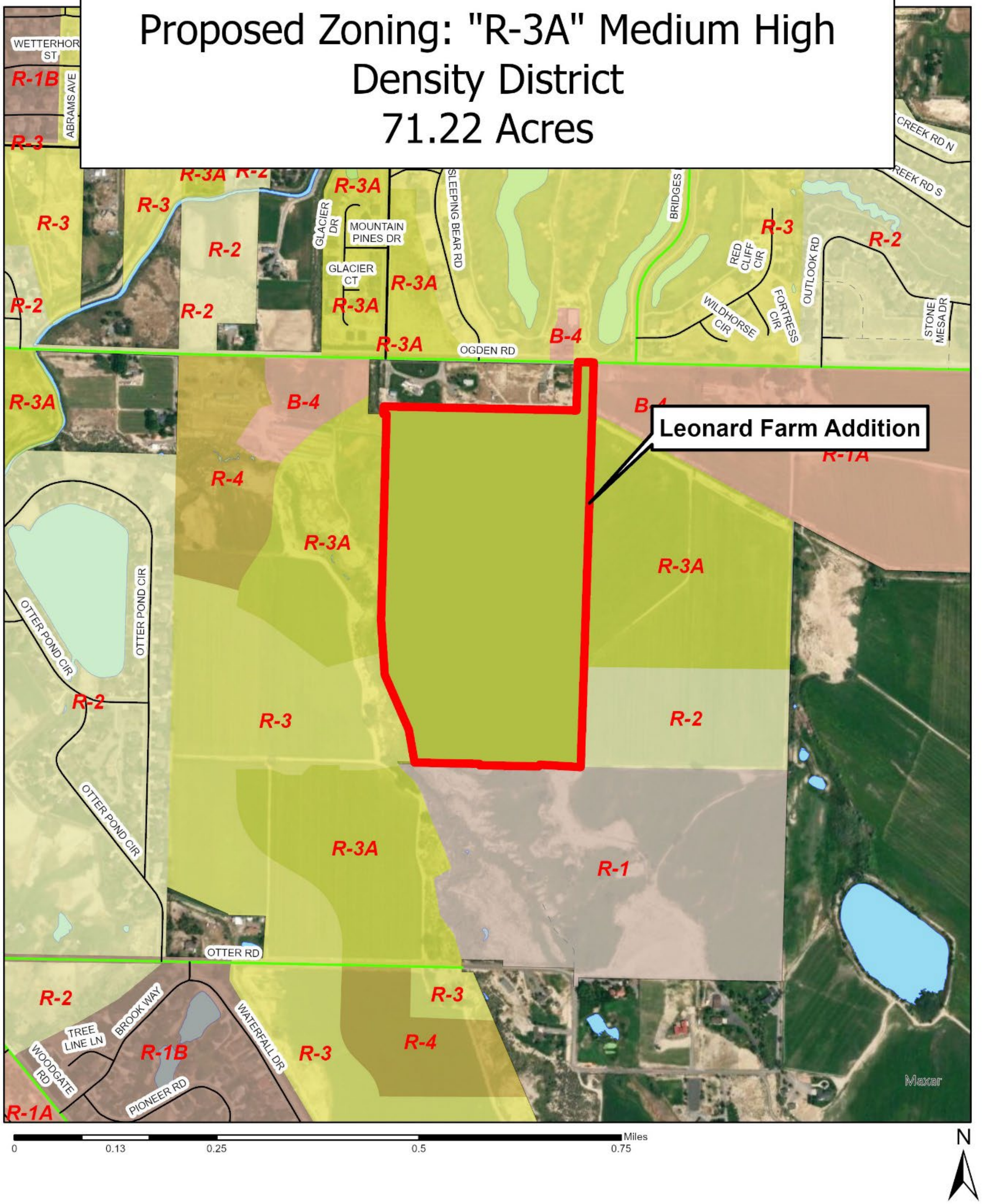
Staff Recommendation:
Staff recommends approval of the annexation and the "R-3A" Medium High Density District zoning designation.

EXHIBIT A: Maps



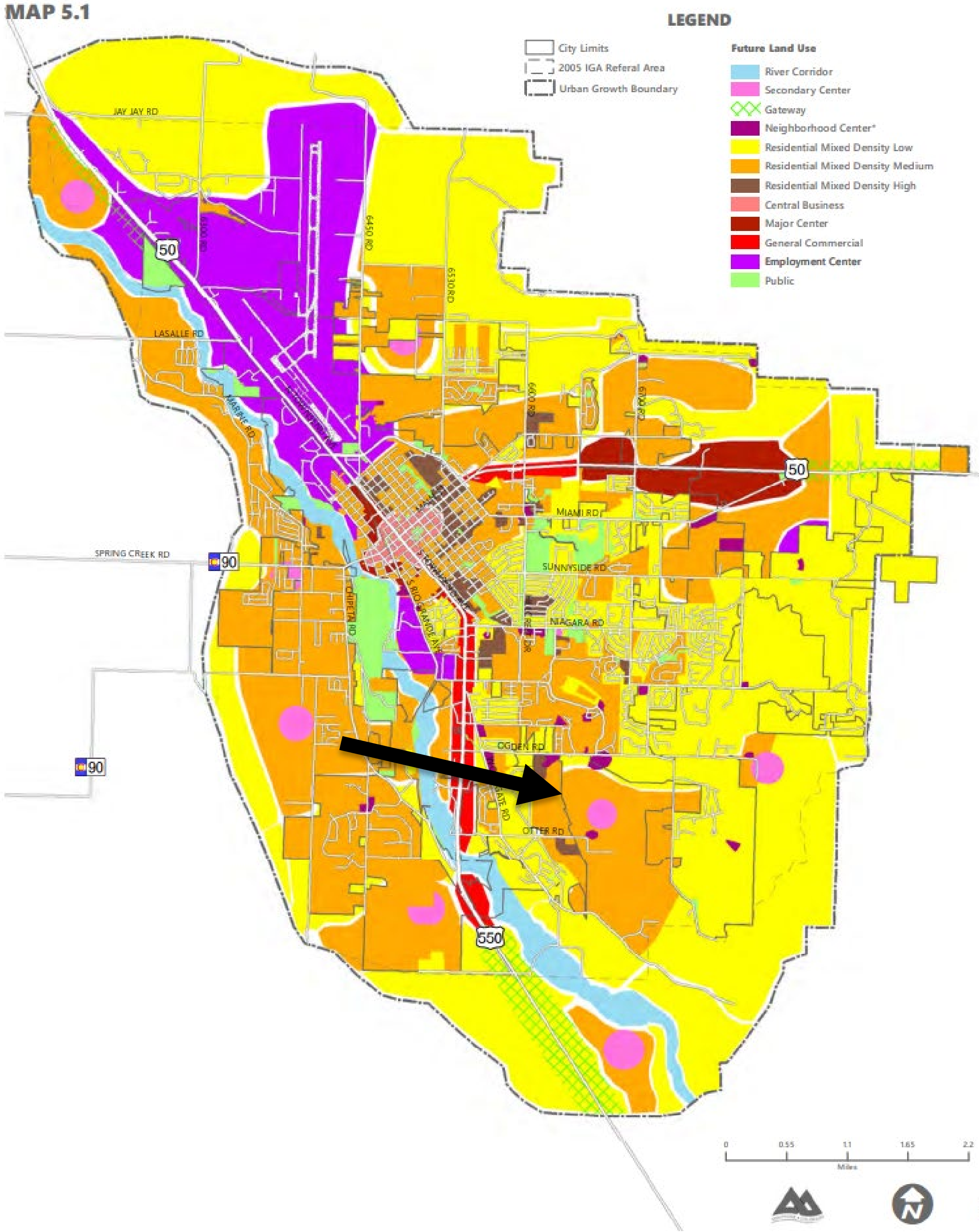
Stay here. Play everywhere.
MONTROSE COLORADO

Leonard Farm Addition
Proposed Zoning: "R-3A" Medium High Density District
71.22 Acres



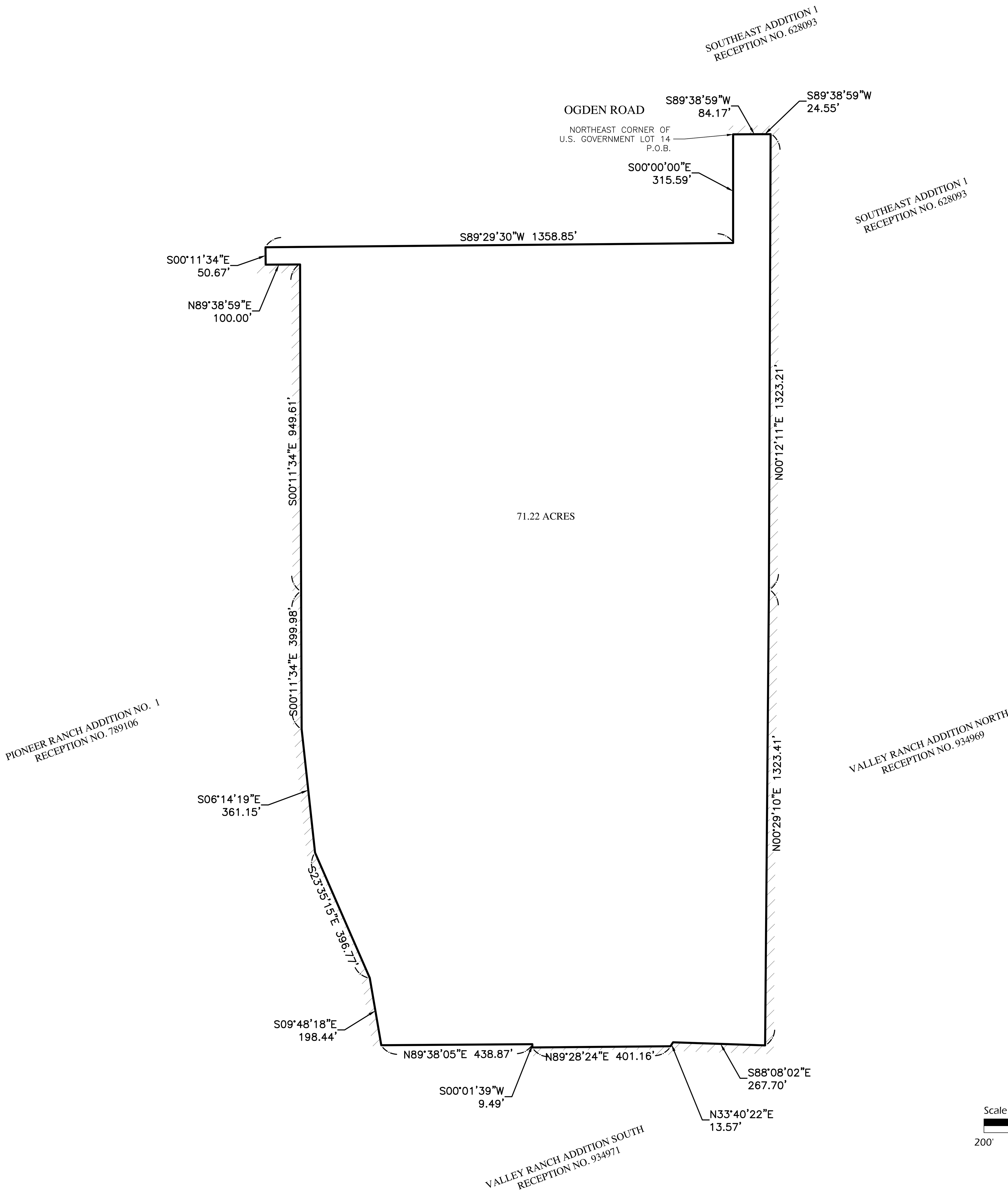
FUTURE LAND USE

MAP 5.1



LEONARD FARM ADDITION

SITUATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

CITY LIMITS

PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 8017.19'
PERIMETER CONTIGUOUS TO CITY LIMITS = 5843.72'

NOTE:

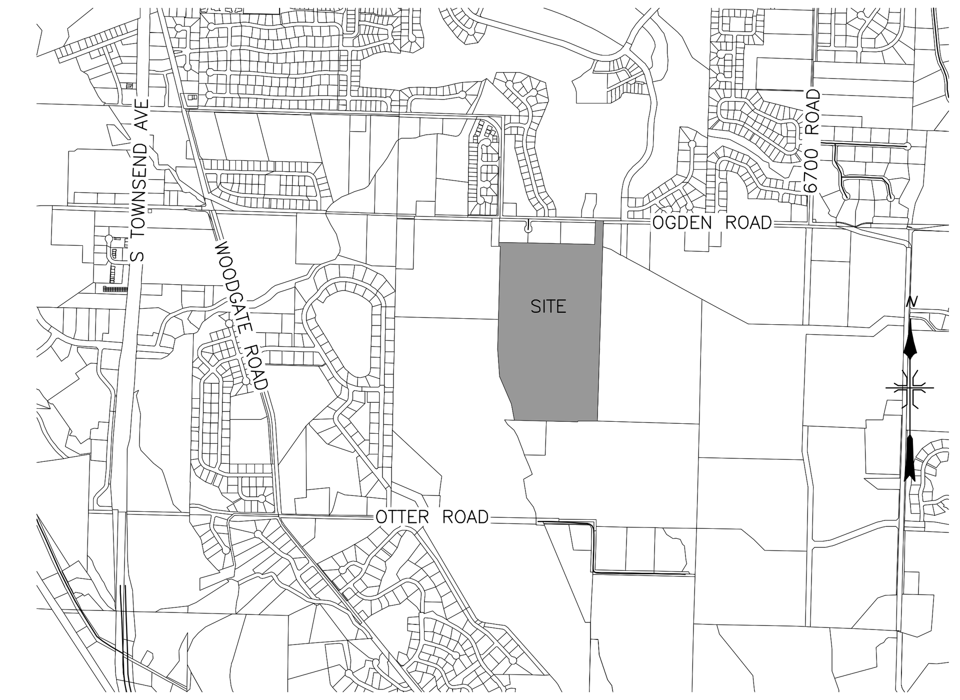
THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.

N

1" = 200'

Scale in feet

200' 0 200' 400'



VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN U.S. GOVERNMENT LOTS 13, 14, 15, 18 AND 19 AND IN THE E1/2 NE1/4 SW1/4 AND IN THE NW1/4 SE1/4 SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 14;
THENCE SOUTH 89°38'59" WEST ALONG THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 14, 84.17 FEET TO THE NORTHEAST CORNER OF R.E. LEONARD MINOR SUBDIVISION RECORDED IN PLAT BOOK 12 AT PAGE 1022, MONTROSE COUNTY RECORDS; THENCE SOUTH 315.59 FEET TO THE SOUTHEAST CORNER OF SAID R.E. LEONARD MINOR SUBDIVISION; THENCE SOUTH 89°29'30" WEST, 1358.85 FEET TO THE SOUTHWEST CORNER OF SAID R.E. LEONARD MINOR SUBDIVISION; THENCE SOUTH 00°11'34" EAST, PARALLEL TO THE WEST LINE OF SAID U.S. GOVERNMENT LOT 14, 50.67 FEET TO A POINT WHICH IS SOUTH 00°11.34" EAST, 370.00 FEET FROM THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 13; THENCE NORTH 89°38'59" EAST, PARALLEL TO SAID NORTH LINE OF U.S. GOVERNMENT LOT 13, 100.00 FEET TO A POINT ON THE WEST LINE OF SAID U.S. GOVERNMENT LOT 14;
THENCE SOUTH 00°11'34" EAST, ALONG SAID WEST LINE, 949.61 FEET TO THE NORTHWEST CORNER OF SAID U.S. GOVERNMENT LOT 19;
THENCE SOUTH 00°11'34" EAST, ALONG THE WEST LINE OF SAID U.S. GOVERNMENT LOT 19, 399.98 FEET TO A POINT OF THE CENTERLINE OF CEDAR CREEK:
THENCE THE FOLLOWING COURSES ALONG SAID CENTERLINE;
SOUTH 06°14'19" EAST, 361.15 FEET;
SOUTH 23°35'15" EAST, 396.77 FEET;
SOUTH 09°48'18" EAST, 198.44 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. GOVERNMENT LOT 19; THENCE NORTH 89°38'05" EAST, 438.87 FEET TO THE NORTHWEST CORNER OF SAID E1/2 NE1/4 SW1/4 AND THE NORTHWEST TERMINUS OF THE BOUNDARY AGREEMENT LINE AS SHOWN ON BOUNDARY AGREEMENT PLAT RECORDED AUGUST 6, 2202 AT RECEPTION NO. 691076, MONTROSE COUNTY RECORDS;
THENCE THE FOLLOWING COURSES ALONG SAID BOUNDARY AGREEMENT LINE;
SOUTH 00°01'39" WEST, 9.49 FEET;
NORTH 89°28'24" EAST, 401.16 FEET;
NORTH 33°40'22" EAST 13.57 FEET;
SOUTH 88°08'02" EAST, 267.70 FEET;
NORTH 00°29'10" EAST, 1323.41 FEET;
NORTH 00°12'11" EAST, 1323.21 FEET TO A POINT ON THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 15; SOUTH 89°38'59" WEST, 24.55 FEET TO THE POINT OF BEGINNING, ALSO SHOWN ON PLAT OF SURVEY RECORDED OCTOBER 18, 2000 AT RECEPTION NO. 667610, COUNTY OF MONTROSE, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify Leonard Farm Addition Annexation Map was prepared under my direct supervision.

PRELIMINARY

____
Frederick A. Ballard, P.L.S.
Registration No. 37690

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. ______ adopted on the _____________ day of ___________________ 2023, annexed the property hereon to the City of Montrose.

____
Mayor

Attest:______________________________
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of____________, on the____________ day of ________________________, 2023 under Reception No. ________________________.

____
Clerk and Recorder
Montrose County, Colorado

____
Deputy

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23083-LEONARD FARM BOUNDARY\C3D

DEL-MONT CONSULTANTS, INC. ENGINEERING ▼ SURVEYING 125 Colorado Ave.▼ Montrose, CO 81401 ▼ (970) 249-2251 www.del-mont.com ▼ service@del-mont.com			TITLE: LEONARD FARM ADDITION
			CLIENT: LEADERSHIP CIRCLE, LLC
FIELD BOOK:	DRAWN BY: DCC	DATE: 2023-06-12	ADDRESS & PHONE: P.O. BOX 239 MONTROSE, CO 81402 970-249-3398
SHEET: 1 of 1	FILE: 23083V_ANNX	JOB NO.: 23083	TYPE: ANNEX

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

(A) *Permitted uses*. Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.

(B) *Conditional uses*. Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:

(1) The use will not be contrary to the public health, safety, or welfare.

(2) The use is not materially adverse to the City's Comprehensive Plan.

(3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.

(4) The use is compatible with existing uses in the area and other allowed uses in the district.

(5) The use will not have an adverse effect upon other property values.

(6) Adequate off-street parking will be provided for the use.

(7) The location of curb cuts and access to the premises will not create traffic hazards.

(8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.

(9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.

(C) *Principal uses*. The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.

(D) *Accessory uses*. Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:

(1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.

(2) An accessory use shall be operated and maintained under the same ownership as the permitted use.

(3) An accessory use shall be located on the same lot as a principal use.

(E) *Temporary Use Permits.*

(1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.

(2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use

will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

(3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.

(4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

(1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.

(2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:

(a) The appeal must be made in writing and filed within 30 days of the decision being appealed.

(b) The City Council shall consider he appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.

(c) The City Council shall approve or deny the appeal.

(d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
COMMERCIAL USES										
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									
Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
INSTITUTIONAL USES										
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C

Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
RECREATIONAL USES										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
RESIDENTIAL USES										
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				[1]				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
UTILITIES AND TELECOMMUNICATION FACILITIES										
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C
OTHER USES										
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T

Legend: Use Type

P: Permitted Use

C: Conditional Use

A: Accessory Use

T: Temporary Use

[1] Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

ORDINANCE NO. 2675

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, FOR THE ANNEXATION OF THE **LEONARD FARM ADDITION.**

WHEREAS, a petition for the annexation of a tract of land known as the **Leonard Farm Addition** has been submitted to the City of Montrose and has been found by the City Council to be in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, said petition has been signed by the owners of 100% of the area proposed to be annexed exclusive of streets and alleys; and

WHEREAS, the property is eligible for annexation in accordance with the Municipal Annexation Act of 1965, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

The property described in **Exhibit A**, known as the **LEONARD FARM ADDITION,** is hereby annexed to the City of Montrose, Colorado.

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 Tuesday, the 5th day of November, 2024, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks Building, Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 5th day of November, 2024.

Dave Frank, Mayor Pro Tem

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 19th day November, 2024.

J. David Reed, Mayor Pro Tem

ATTEST:

Lisa DelPiccolo, City Clerk

Exhibit A

HISTORIC LEGAL:
A TRACT OF LAND SITUATED IN U.S. GOVERNMENT LOTS 13, 14, 15, 18 AND 19 AND IN THE E1/2 NE1/4 SW1/4 AND IN THE NW1/4 SE1/4 SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID U.S. GOVERNMENT LOT 14;
THENCE SOUTH 89°38'59" WEST ALONG THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 14, 84.17 FEET TO THE NORTHEAST CORNER OF R.E. LEONARD MINOR SUBDIVISION RECORDED IN PLAT BOOK 12 AT PAGE 1022, MONTROSE COUNTY RECORDS;
THENCE SOUTH 315.59 FEET TO THE SOUTHEAST CORNER OF SAID R.E. LEONARD MINOR SUBDIVISION; THENCE SOUTH 89°29'30" WEST, 1358.85 FEET TO THE SOUTHWEST CORNER OF SAID R.E. LEONARD MINOR SUBDIVISION; THENCE SOUTH 00°11'34" EAST, PARALLEL TO THE WEST LINE OF SAID U.S. GOVERNMENT LOT 14, 50.67 FEET TO A POINT WHICH IS SOUTH 00°11.34" EAST, 370.00 FEET FROM THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 13; THENCE NORTH 89°38'59" EAST, PARALLEL TO SAID NORTH LINE OF U.S. GOVERNMENT LOT 13, 100.00 FEET TO A POINT ON THE WEST LINE OF SAID U.S. GOVERNMENT LOT 14;
THENCE SOUTH 00°11'34" EAST, ALONG SAID WEST LINE, 949.61 FEET TO THE NORTHWEST CORNER OF SAID U.S. GOVERNMENT LOT 19;
THENCE SOUTH 00°11'34" EAST, ALONG THE WEST LINE OF SAID U.S. GOVERNMENT LOT 19, 399.98 FEET TO A POINT OF THE CENTERLINE OF CEDAR CREEK:
THENCE THE FOLLOWING COURSES ALONG SAID CENTERLINE;
SOUTH 06°14'19" EAST, 361.15 FEET;
SOUTH 23°35'15" EAST, 396.77 FEET;
SOUTH 09°48'18" EAST, 198.44 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. GOVERNMENT LOT 19; THENCE NORTH 89°38'05" EAST, 438.87 FEET TO THE NORTHWEST CORNER OF SAID E1/2 NE1/4 SW1/4 AND THE NORTHWEST TERMINUS OF THE BOUNDARY AGREEMENT LINE AS SHOWN ON BOUNDARY AGREEMENT PLAT RECORDED AUGUST 6, 2002 AT RECEPTION NO. 691076, MONTROSE COUNTY RECORDS;
THENCE THE FOLLOWING COURSES ALONG SAID BOUNDARY AGREEMENT LINE;
SOUTH 00°01'39" WEST, 9.49 FEET;
NORTH 89°28'24" EAST, 401.16 FEET;
NORTH 33°40'22" EAST 13.57 FEET;
SOUTH 88°08'02" EAST, 267.70 FEET;
NORTH 00°29'10" EAST, 1323.41 FEET;
NORTH 00°12'11" EAST, 1323.21 FEET TO A POINT ON THE NORTH LINE OF SAID U.S. GOVERNMENT LOT 15; SOUTH 89°38'59" WEST, 24.55 FEET TO THE POINT OF BEGINNING,
COUNTY OF MONTROSE, STATE OF COLORADO

SURVEYED LEGAL:
A TRACT OF LAND SITUATED IN SE1/4 NW1/4, SECTION 10, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, BEING PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 10: THENCE NORTH 26°27'50" WEST 286.48 FEET TO THE SOUTH RIGHT OF WAY OF KINIKIN ROAD: THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 84°38'43" EAST 131.16 FEET TO THE EAST LINE OF SAID SE1/4 NW1/4; THENCE LEAVING SAID SOUTH RIGHT OF WAY ALONG SAID EAST LINE SOUTH 00°37'24" WEST 268.72 FEET TO THE POINT OF BEGINNING, COUNTY OF MONTROSE, STATE OF COLORADO

ALSO

A TRACT OF LAND SITUATED IN U.S. GOVERNMENT LOTS 14, 15, 18 AND 19 AND IN THE E1/2 NE1/4 SW1/4 AND IN THE NW1/4 SE1/4 SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14:
THENCE THE FOLLOWING SEVEN COURSES ALONG THE BOUNDARY AGREEMENT LINE RECORDED AT RECEPTION NO. 691076
1. SOUTH 88°45'13" EAST 24.51 FEET;
2. SOUTH 01°46'15" WEST 1323.26 FEET;
3. SOUTH 02°04'01" WEST 1323.51 FEET;
4. NORTH 86°36'13" WEST 267.43 FEET;
5. SOUTH 35°25'40" WEST 13.45 FEET;
6. NORTH 88°55'39" WEST 401.11 FEET;
7. NORTH 01°28'03" EAST 9.32 FEET;
THENCE LEAVING SAID BOUNDARY AGREEMENT LINE NORTH 88°47'24" WEST 438.93 FEET;
THENCE NORTH 08°14'05" WEST 198.61 FEET;
THENCE NORTH 22°01'02" WEST 396.77 FEET;
THENCE NORTH 04°40'06" WEST 361.15 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 19;
THENCE ALONG THE WEST LINE NORTH 01°22'39" EAST 399.98 FEET TO THE NW CORNER OF SAID GOVERNEMENT LOT 19;
THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 14 NORTH 01°22'39" EAST 1000.56 FEET TO THE SOUTH LINE OF THE R.E. LEONARD MINOR SUBDIVISION;
THENCE ALONG SAID SOUTH LINE SOUTH 88°56'17" EAST 1258.85 FEET;
THENCE ALONG THE EAST LINE OF SAID R.E. LEONARD MINOR SUBDIVISION NORTH 01°34'13" EAST 315.59 FEET;
THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 14 SOUTH 88°46'48" EAST 84.17 FEET TO THE POINT OF BEGINNING, COUNTY OF MONTROSE, STATE OF COLORADO

ORDINANCE NO. 2676

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, PROVIDING FOR THE ZONING OF THE **LEONARD FARM ADDITION** AS AN "R-3A," MEDIUM HIGH DENSITY DISTRICT.

WHEREAS, the **Leonard Farm Addition** has been recently annexed to the City of Montrose, Colorado; and

WHEREAS, the owners of such property have requested zoning which the Planning Commission has reviewed and recommended in accordance with the requirements of the City Code; and

WHEREAS, the proposed recommendation is substantially in accord with the City's Master Plan, is compatible with existing zoning in nearby or adjoining properties, and is in the public interest.

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

The Official Zoning Map is hereby amended to designate the **Leonard Farm Addition,** according to the Official Annexation Map thereof, as an "R-3A," Medium High Density District.

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 Tuesday, the 5th day of November, 2024, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 5th day of November, 2024.

CITY OF MONTROSE CITY SEAL COLORADO

Dave Frank, Mayor Pro Tem

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 19th day of November, 2024.

Dave Frank, Mayor Pro Tem

ATTEST:

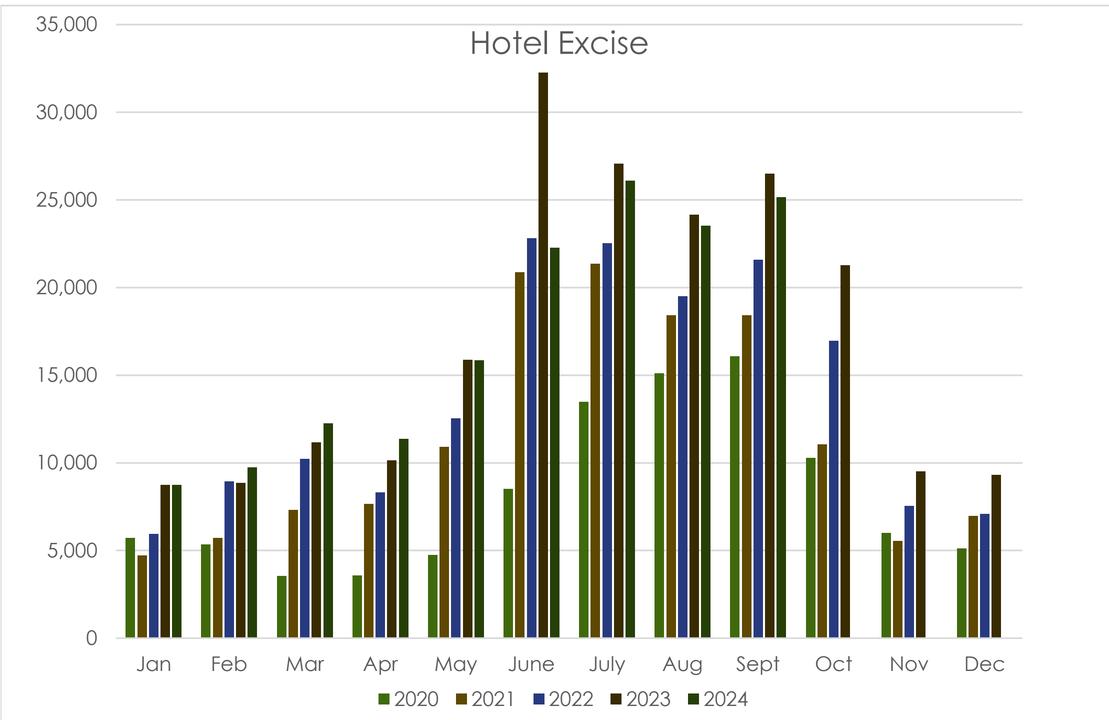
Lisa DelPiccolo, City Clerk

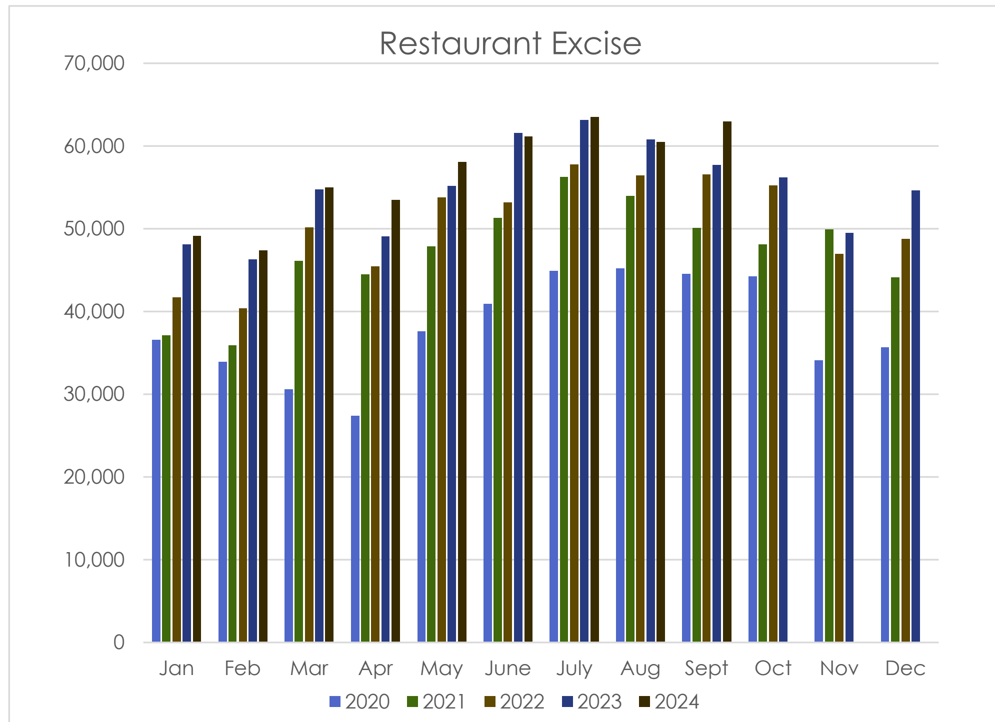
CITY OF MONTROSE SALES, USE AND EXCISE TAX COLLECTIONS

	GF Retail Sales Tax			GF Const Use Tax			GF Use & Auto Tax			Total Collected GF Sales and Use Tax 3.0%			Sales and Use Budget		MURA TIF
Month	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Budget 2024	Budget Variance	2024
January	1,905,682	1,781,736	7.0%	37,669	30,348	24.1%	107,432	107,770	-0.3%	2,050,784	1,919,854	6.8%	1,912,512	7.2%	5,585
February	1,843,447	1,706,581	8.0%	34,964	43,433	-19.5%	122,714	105,085	16.8%	2,001,124	1,855,099	7.9%	1,845,196	8.5%	4,042
March	2,197,173	2,173,758	1.1%	37,629	27,460	37.0%	143,622	134,190	7.0%	2,378,424	2,335,408	1.8%	2,299,904	3.4%	4,898
April	1,974,461	1,841,979	7.2%	54,355	17,695	207.2%	154,857	115,977	33.5%	2,183,673	1,975,651	10.5%	1,935,255	12.8%	8,813
May	2,050,092	1,999,375	2.5%	57,729	59,846	-3.5%	144,541	164,704	-12.2%	2,252,362	2,223,925	1.3%	2,183,642	3.1%	22,793
June	2,371,247	2,390,199	-0.8%	51,545	33,455	54.1%	141,582	126,101	12.3%	2,564,374	2,549,756	0.6%	2,376,042	7.9%	35,022
July	2,285,529	2,253,957	1.4%	27,081	87,052	-68.9%	127,591	137,664	-7.3%	2,440,201	2,478,673	-1.6%	2,468,305	-1.1%	36,132
August	2,191,928	2,129,575	2.9%	70,915	37,047	91.4%	132,132	174,680	-24.4%	2,394,975	2,341,302	2.3%	2,295,871	4.3%	38,614
September	2,370,601	2,284,037	3.8%	62,634	20,653	203.3%	109,210	111,907	-2.4%	2,542,445	2,416,597	5.2%	2,361,349	7.7%	38,290
October															
November															
December															
YTD Total	19,190,161	18561198	3.4%	434,521	356,989	21.7%	1,183,679	1,178,077	0.5%	20,808,362	20,096,264	3.5%	19,678,076	5.7%	194,189

	PSST Retail Sales Tax			PSST Const Use Tax			PSST Use & Auto Tax			Total Collected PSST Sales and Use Tax .58%			PSST SALES and USE BUDGET		Montrose Recreation District 0.3%		
Month	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Budget 2024	Budget Variance	Current Year 2024	Prior Year 2023	% Increase/ decrease
January	368,943	344,571	7.1%	7,273	5,867	24.0%	20,770	20,836	-0.3%	396,986	371,274	6.9%	359,254	10.5%	205,370	192,039	6.9%
February	356,549	330,129	8.0%	7,064	8,397	-15.9%	23,725	20,316	16.8%	387,338	358,842	7.9%	346,845	11.7%	200,512	185,611	8.0%
March	426,040	420,753	1.3%	9,064	15,169	-40.2%	27,767	25,943	7.0%	462,871	461,865	0.2%	445,767	3.8%	239,299	238,895	0.2%
April	382,301	356,184	7.3%	16,043	27,584	-41.8%	29,939	22,422	33.5%	428,283	406,190	5.4%	389,569	9.9%	221,783	210,097	5.6%
May	399,593	386,374	3.4%	16,623	33,199	-49.9%	27,945	31,843	-12.2%	444,161	451,416	-1.6%	431,707	2.9%	229,960	233,767	-1.6%
June	464,318	462,432	0.4%	12,552	42,300	-70.3%	27,372	24,380	12.3%	504,242	529,112	-4.7%	506,789	-0.5%	261,171	273,705	-4.6%
July	448,187	435,665	2.9%	5,236	16,830	-68.9%	24,668	26,615	-7.3%	478,091	479,110	-0.2%	462,260	3.4%	247,269	247,817	-0.2%
August	429,674	411,587	4.4%	33,419	9,607	247.9%	25,545	33,771	-24.4%	488,638	454,965	7.4%	439,649	11.1%	253,099	235,329	7.6%
September	463,890	444,746	4.3%	12,109	51,746	-76.6%	21,114	21,635	-2.4%	497,113	518,127	-4.1%	492,927	0.8%	257,543	267,997	-3.9%
October																	
November																	
December																	
YTD Total	3,739,495	3,592,441	4.1%	119,383	210,699	-43.3%	228,845	227,762	0.5%	4,087,723	4,030,902	1.4%	3,874,767	5.5%	2,116,006	2,085,257	1.5%

	Hotel Excise Tax .90%			Restaurant Excise Tax .80%			Total Collected Hotel & Restaurant Tax			Hotel & Restaurant Budget		Retail Enhancement Program			MURA TIF
Month	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Current Year 2024	Prior Year 2023	% Increase/ decrease	Budget 2024	Budget Variance	Current Year 2024	Prior Year 2023	% Increase/ decrease	Hotel and Restaurant 2024
January	8,742	6,544	33.6%	49,121	48,068	2.2%	57,863	54,612	6.0%	52,153	10.9%	50,401	45,984	9.6%	548.40
February	9,744	8,878	9.8%	47,369	46,294	2.3%	57,113	55,172	3.5%	52,522	8.7%	48,068	44,747	7.4%	561.30
March	12,244	11,162	9.7%	54,984	54,783	0.4%	67,227	65,945	1.9%	62,772	7.1%	58,145	57,475	1.2%	604.28
April	11,354	10,141	12.0%	53,487	49,063	9.0%	64,841	59,204	9.5%	56,542	14.7%	51,433	48,805	5.4%	1,096.53
May	15,843	15,888	-0.3%	58,080	55,199	5.2%	73,923	71,087	4.0%	67,288	9.9%	53,597	52,243	2.6%	4,379.11
June	22,270	32,256	-31.0%	61,144	61,562	-0.7%	83,414	93,818	-11.1%	87,972	-5.2%	63,256	61,538	2.8%	6,696.05
July	26,108	27,054	-3.5%	63,736	63,144	0.9%	89,843	90,198	-0.4%	85,027	5.7%	60,789	58,909	3.2%	7,484.06
August	23,548	24,169	-2.6%	60,478	60,761	-0.5%	84,026	84,930	-1.1%	80,463	4.4%	58,440	56,366	3.7%	7,762.26
September	25,176	26,507	-5.0%	62,978	57,684	9.2%	88,154	84,191	4.7%	78,963	11.6%	61,478	61,031	0.7%	8,087.36
October															
November															
December															
YTD	155,027	162,599	-4.7%	511,377	496,558	3.0%	666,404	659,157	1.1%	623,702	6.8%	505,606	487,098	3.8%	37,219.35





City of Montrose
Quarterly Budget Report

Third Quarter Ending September 30, 2024 November 19, 2024

The attached Financial Report represents **unaudited** revenues and expenditures as of the end of the third quarter of 2024 with a comparison to the budget.

The main operating fund of the city is the General Fund. Revenues have been collected at 77.7% and 75.8% of the expenditure has been expended. Sales and Use Taxes at 3% comprise more than 80% of the total revenue in the General Fund and no mill levy/property tax is assessed or collected. Compared to 2023 collections, retail sales tax and total sales and use tax collections through September increased 3.4%. and 3.5% respectively.

On November 5, 2019, the voters approved an increase of .58% to the sales and use tax rate to fund public safety. Compared to 2023 sales and use tax collections through September for the Public Safety fund increased 1.4%. Public safety revenues have been collected at 77.0% and 70.5% has been expended in 2024.

On April 1, 2014, voters approved an additional .3% sales and use tax to be collected by the city which has been used by the Montrose Recreation District to fund the new community recreation center on Woodgate Road. Collections for 2024 through September total $2,116,006 which is an increase of 1.5% over 2023 collections.

The following capital projects were budgeted in the Governmental Funds for 2024.

- City Hall Building Façade
- Colorado Outdoors Flex Park
- "Keep Montrose Moving" deferred maintenance projects
- Niagara/Hillcrest Roundabout Construction
- Woodgate Rd/East Oak Grove Roundabout & Backage Road

	Revenues collected YTD compared to Budget for 2024	Expenses paid YTD compared to Budget for 2023
Water Fund	85.2%	66.9%
Sewer Fund	75.2%	61.0%
Trash & Recycling Fund	77.3%	58.5%
Black Canyon Golf Course	81.2%	70.9%

Water Fund Capital improvement projects include:

- Valve and hydrant replacement
- PRV upgrade and monitoring equipment
- Waterline replacement in conjunction with street improvement projects
- Water line replacement East Main – Townsend to Park Year 1

Sewer Fund Capital improvement projects include:

- Sewer rehabilitation/replacement
- Manhole rehabilitation & H2S lining
- Lift station elimination
- CIP 3 Sewer Design NE Trunkline
- WWTP – Oxidation Ditch Rotor Replacement
- UV System Upgrade

This report is provided to give the City Council an overall feel for how the city's funds are performing. Please contact Shani Wittenberg, Finance Director, with any questions.

UNAUDITED

Treasurer's Report
September 30, 2024

Description	Checking	Savings	CD's	**Total**	**Restricted Funds	Available Totals
General Fund	1,052,357	7,182,155	4,590,817	12,825,329	1,470,054	11,355,275
Public Safety Fund	744,311	2,037,626		2,781,938		2,781,938
Retail Sales Enhancement	444,504	251,420		695,924	695,924	
Tourism	152,924	858	50,930	204,712	204,712	
Water Fund	416,254	4,244,005	214,330	4,874,589	-	4,874,589
Sewer Fund	165,242	1,683,635	1,202,785	3,051,662		3,051,662
Trash/Recycling Fund	791,443	518,138	-	1,309,581		1,309,581
Black Canyon Golf Course	767,833	55,997		823,830		823,830
Internal Service Funds	1,024,576	2,596,320	529,670	4,150,566		4,150,566
Health/Dental Mgmt	115,303	2,467,719		2,583,022		2,583,022
Total Operating	5,674,747	21,037,875	6,588,532	33,301,154	2,370,690	30,930,463
Downtown Opportunity Loan	96,135	92,571		188,706	188,706	
Public Education Government	4,805	30,997	-	35,802	35,802	
Surplus & Deficiency Fund	48,580	-	16,676	65,256	65,256	
Conservation Trust	94,613	203,214		297,827	297,827	
Pavilion Capital	6,298			6,298	6,298	
Montrose Urban Renewal	(4,494,928)	-		(4,494,928)	(4,494,928)	
Special Benefit Fund	398,922	150,387	-	549,309	549,309	
2010 Excise Tax Bonds	724,048			724,048	724,048	
EDA Fireflow Loan	-			-	-	
Demoret Trust	162	4,967	327,357	332,486	332,486	
Cemetery Perpetual	7,681	129,550		137,231	137,231	
SID Revolving	69,527	78,165	3,718	151,410	151,410	
Grand/Rio Grande	51,385	1,024,665	512,343	1,588,393	1,588,393	
Capital Improvements	6,768	940,974	170,714	1,118,456	1,118,456	
Total Non-Operating	(2,986,003)	2,655,490	1,030,807	700,294	700,294	
Grand Total	2,688,744	23,693,365	7,619,339	34,001,448	3,070,984	30,930,463

*CD's are available upon maturity.
**Restricted funds are in accordance with Council action, grant, State or Federal Mandate.
Savings Interest Rate 5.2%
CD Interest Rates Range from 1.07% to 5.15%

CITY OF MONTROSE
REVENUE & EXPENDITURE SUMMARY
as of September 30, 2024 - unaudited

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
GENERAL FUND					
REVENUE					
TAXES (SALES & FRANCHISE)	2,732,756	21,739,982	27,765,110	6,025,128	78.3%
LICENSES & PERMITS	57,971	419,847	641,947	222,100	65.4%
INTERGOVERNMENTAL REVENUES	58,087	771,024	1,308,277	537,253	58.9%
CHARGES FOR SERVICES	2,413	31,802	64,796	32,994	49.1%
PAVILION REVENUES	48,450	103,509	100,000	(3,509)	103.5%
BASEBALL REVENUES	-	16,710	13,000	(3,710)	128.5%
FINES & FORFEITURES	3,709	54,702	106,513	51,811	51.4%
LEASES & RENTAL OF CITY FACILITIES	8,792	93,765	146,660	52,895	63.9%
TRANSFERS FROM OTHER FUNDS	55,614	500,523	667,364	166,841	75.0%
INCOME FROM INVESTMENTS	24,548	267,344	300,100	32,756	89.1%
OTHER FINANCING SOURCES	367	3,300	4,400	1,100	75.0%
TOTAL REVENUE	2,992,706	24,002,508	31,118,167		77.7%
TRANSFER FROM RESERVES	446,771	1,665,706	5,358,719		
TOTAL REVENUE AND RESERVES	3,439,477	25,668,214	36,476,886		
EXPENDITURES					
CITY COUNCIL	8,416	122,541	176,914	54,373	69.3%
YOUTH COUNCIL	475	3,668	12,300	8,632	29.8%
ECONOMIC DEVELOPMENT & COMMUNITY PROG	537,633	1,100,569	406,500	(694,069)	270.7%
CITY ATTORNEY	34,780	365,509	544,548	179,039	67.1%
CITY MANAGER	38,059	332,939	417,748	84,809	79.7%
COMMUNICATIONS	11,944	121,948	175,933	53,985	69.3%
COMPETITIVE SPORTS	3,048	56,353	52,708	(3,645)	106.9%
HUMAN RESOURCES	41,128	480,387	581,634	101,247	82.6%
PAVILION	58,192	537,735	740,085	202,350	72.7%
GEOGRAPHIC INFORMATION SERVICE	36,456	334,513	483,989	149,476	69.1%
FINANCE	70,595	624,944	901,249	276,305	69.3%
MUNICIPAL COURT	22,945	277,641	381,033	103,392	72.9%
TEEN COURT	-	413	6,736	6,323	6.1%
PLANNING	44,391	370,621	549,178	178,557	67.5%
INNOVATION & COMM ENGAGEMT	5,104	50,451	26,212	(24,239)	192.5%
CITY CLERK	25,692	272,581	377,577	104,996	72.2%
BUILDING	25,504	292,912	445,443	152,531	65.8%
ENGINEERING	34,835	285,796	411,872	126,076	69.4%
PUBLIC WORKS ADMIN	54,654	428,821	563,596	134,775	76.1%
STREETS	305,404	2,429,850	3,805,711	1,375,861	63.8%
STREET CLEANING	50,901	594,452	972,505	378,053	61.1%
PARKS	223,586	2,094,728	2,358,242	263,514	88.8%
TREE PROGRAM	9,067	76,605	99,000	22,395	77.4%
SUNSET MESA MAINTENANCE	11,978	88,139	173,063	84,924	50.9%
CEMETERY	7,781	54,720	416,538	361,818	13.1%
TRANSFERS TO OTHER FUNDS	1,761,674	15,855,064	21,140,085	5,285,021	75.0%
INSURANCE AND GF FLEET LEASE	30,233	409,478	256,487	(152,991)	159.6%
TOTAL EXPENDITURES	3,454,546	27,663,377	36,476,886		75.8%
REVENUE OVER(UNDER) EXP.	(15,069)	(1,995,163)	-		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
PUBLIC SAFETY FUND					
REVENUE					
SALES AND USE TAXES	497,380	4,089,513	5,205,779	1,116,266	78.6%
GRANTS	203	50,950	103,003	52,053	49.5%
CHARGES FOR SERVICES	7,774	91,863	119,405	27,542	76.9%
INSURANCE CLAIMS AND DONATIONS	47,454	71,926	46,868	(25,058)	153.5%
INTEREST INCOME	7,654	84,423	1,000	(83,423)	8442.3%
TRANSFER FROM GENERAL FUND	696,674	6,270,064	8,360,085	2,090,021	75.0%
DRUG TASKFORCE	300	14,285	17,200	2,915	83.1%
TOTAL REVENUE	1,257,439	10,673,027	13,853,340		77.0%
TRANSFER FROM RESERVES		85,909	1,408,376		
TOTAL REVENUE AND RESERVES	1,257,439	10,758,936	15,261,716		
EXPENDITURES					
POLICE PATROL	736,840	6,680,830	9,421,667	2,740,837	70.9%
POLICE ADMINISTRATION	290,037	2,803,013	4,181,140	1,378,127	67.0%
DRUG TASKFORCE	47,160	556,879	593,910	37,031	93.8%
CODE ENFORCEMENT	9,394	50,870	142,188	91,318	35.8%
POLICE ACADEMY	26,474	213,521	218,428	4,907	97.8%
ANIMAL SERVICES	49,010	453,821	704,383	250,562	64.4%
TOTAL EXPENDITURES	1,158,917	10,758,936	15,261,716		70.5%
REVENUE OVER/UNDER EXP	98,522	(0)	-		
RETAIL SALES ENHANCEMENT FUND					
REVENUE					
TAXES	61,478	505,659	654,000	148,341	77.3%
GRANTS	-	-	-	-	
OTHER REVENUE	2,685	21,916	31,800		
TRANSFER FROM GENERAL FUND	5,000	45,000	60,000		
TRANSFER FROM RESERVES			8,557		
TOTAL REVENUE	69,163	572,575	754,357	148,341	75.9%
EXPENDITURES					
DART/BUSINESS OPERATIONS	50,186	414,597	721,257	306,660	57.5%
MONTROSE UNIVERSITY	2,109	23,809	33,100	9,291	71.9%
TOTAL EXPENDITURES	52,294	438,406	754,357	315,951	58.1%
REVENUE OVER(UNDER) EXP.	16,869	134,169	-		
OPPORTUNITY LOAN FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	-	-	
PRINCIPAL & INTEREST PAYMENTS	-	-	1,650	1,650	0.0%
TRANSFER FROM RESERVES			56,200	-	
TOTAL REVENUE	-	-	57,850	1,650	
EXPENDITURES					
DOWNTOWN OPPORTUNITY FUND	-	-	40,000	40,000	
REVENUE OVER(UNDER) EXP.	-	-	17,850		
PUBLIC/EDUCATION/GOVERNMENT					
REVENUE					
PEG FEE	114	821	16,600	15,779	4.9%
INTEREST INCOME	243	2,248	1,332	(916)	
TOTAL REVENUE	357	3,069	17,932	14,863	17.1%
TRANSFER FROM RESERVE		1,102			
TOTAL REVENUE AND RESERVES	357	4,171	17,932	-	23.3%
EXPENDITURES	346	4,171	6,849	2,678	60.9%
REVENUE OVER(UNDER) EXP.	12	0	11,083		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
CONSERVATION TRUST FUND					
REVENUE					
LOTTERY REVENUE	27,208	97,671	125,600	27,929	77.8%
INCOME FROM INVESTMENTS	3,518	34,084	12,600	(21,484)	270.5%
TRANSFER FROM RESERVES			111,800		
TOTAL REVENUE	30,726	131,755	250,000	6,445	52.7%
EXPENDITURES					
CONSERVATION TRUST	6,926	121,836	250,000	128,164	
REVENUE OVER(UNDER) EXP.	23,800	9,919	-		
MURA - COLORADO OUTDOORS					
REVENUE					
INTERGOVERNMENTAL REVENUES	46,377	851,301	680,000	(171,301)	125.2%
INTEREST INCOME	-	-	-	-	
OTHER FINANCING SOURCES	-	-	-	-	
TOTAL REVENUE	46,377	851,301	680,000	(171,301)	125.2%
EXPENDITURES					
PROFESSIONAL FEES	-	119,981	-	(119,981)	
TRAIL DEVELOPMENT - RIVER	-	-	-	-	
UNCOMPAHGRE RIVER WORK	-	-	-	-	
BUSINESS DEVELOPMENT - PUBLIC IMP	-	48,580	350,000	301,420	13.9%
TOTAL EXPENDITURES	-	168,561	350,000	181,439	48.2%
REVENUE OVER(UNDER)EXP.	46,377	682,740	330,000	(352,740)	
SPECIAL BENEFIT FUND					
REVENUE					
GRANTS	-	-	-	-	
CHARGES FOR SERVICES	1,575	33,075	37,000	3,925	89.4%
DONATIONS FROM THE COMMUNITY	1,715	73,460	68,300	(5,160)	107.6%
INTEREST INCOME	243	2,248	300	(1,948)	749.4%
TRANSFER FROM RESERVE	2,320	-	35,989	-	
TOTAL REVENUES	5,853	108,783	141,589	(3,183)	76.8%
EXPENDITURES					
CARE OF ANIMALS	5,854	50,041	114,007	63,966	43.9%
SUNSET MESA IMPROVEMENTS	-	-	-	-	
TOTAL EXPENDITURES	5,854	50,041	114,007	63,966	43.9%
REVENUE OVER(UNDER) EXP.	(0)	58,742	27,582		
TOURISM PROMOTIONAL FUND					
REVENUE					
EXCISE TAX	89,240	672,188	817,500	145,312	82.2%
SPECIAL EVENTS	40	1,139	1,000	(139)	113.9%
VISITOR GUIDE AD/MERCHANDISE SALES	2,247	84,024	11,000	(73,024)	763.9%
INTEREST INCOME	4	37	1,000	963	3.7%
TOTAL REVENUE	91,530	757,388	830,500	73,112	91.2%
TRANSFER FROM RESERVES		-	68,903		
TOTAL REVENUE AND RESERVES	91,530	757,388	899,403		84.2%
EXPENDITURES					
MARKETING	38,365	346,833	482,621	135,788	71.9%
VISITOR CENTER OPERATIONS	9,149	122,723	141,700	18,977	86.6%
SPECIAL EVENT OPERATIONS	31,704	292,797	276,561	(16,236)	105.9%
SPORTS TOURISM	-	9,647	12,250	2,603	78.7%
TOTAL EXPENDITURES	79,217	772,000	913,132	141,132	84.5%
REVENUE OVER(UNDER) EXP.	12,313	(14,612)	(13,729)		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
GENERAL DEBT SERVICE					
REVENUE					
OTHER FINANCING SOURCES	127,221	1,144,988	1,529,651	384,663	74.9%
TRANSFER FROM RESERVE	218,290		1,000		
TOTAL REVENUES	345,511	1,144,988	1,530,651	384,663	
EXPENDITURES					
2020 PUBLIC SAFETY CERTIFICATE OF PARTICIPATION	-	271,397	902,794	631,397	30.1%
2017 INFRASTRUCTURE IMPROVEMENT LOAN	345,511	691,033	627,857	(63,176)	110.1%
TOTAL EXPENDITURES	345,511	962,430	1,530,651	568,221	
REVENUE OVER(UNDER) EXP.	(0)	182,558	-		
CEMETERY PERPETUAL CARE FUND					
REVENUE					
CHARGES FOR SERVICES	-	2,880	2,000	(880)	144.0%
INCOME FROM INVESTMENTS	578	5,339	2,400	(2,939)	222.4%
TOTAL REVENUE	578	8,219	4,400	(3,819)	
EXPENDITURES					
CEMETERY PERPETUAL CARE	367	3,300	4,400	1,100	75.0%
REVENUE OVER(UNDER) EXP.	211	4,919	-		
SPECIAL IMPROVEMENTS REVOLVING					
REVENUE					
MONTHLY PRINCIPAL AND INTEREST	-	227,698	59,400	(168,298)	383.3%
INCOME FROM INVESTMENTS	2,069	19,118	2,500	(16,618)	764.7%
TOTAL REVENUE	2,069	246,816	61,900	(184,916)	
TRANSFER FROM RESERVES	284,336	543,543	-		
TOTAL REVENUE AND RESERVES	286,405	790,359	61,900		
EXPENDITURES					
COUNTY COLLECTION FEE	-	370	1,200	830	30.8%
WATER LINE RELOCATION	-	789,989	-	(789,989)	
TOTAL EXPENDITURES	-	790,359	1,200	(789,159)	
REVENUE OVER(UNDER) EXP.	286,405	0	60,700		
WEST SIDE ARTERIAL PROIECT					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	-	-	
INCOME FROM INVESTMENTS	5,726	53,677	26,684	(26,993)	
TOTAL REVENUE	5,726	53,677	26,684	(26,993)	
EXPENDITURES					
ARTERIAL CONSTRUCTION	-	-	250,000	250,000	
REVENUE OVER(UNDER) EXP.	5,726	53,677	(223,316)		
CAPITAL and FACILITY IMPROVEMENT FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	258,400	300,000	41,600	
GRANT MATCH FROM OTHER ENTITIES	-	100,000	50,000	(50,000)	
INCOME FROM INVESTMENTS	9,076	107,960	163,874	55,914	65.9%
TRANSFER FROM GENERAL FUND	1,021,773	9,195,953	12,261,271	3,065,318	75.0%
TOTAL REVENUE	1,030,849	9,662,314	12,775,145	3,112,831	75.6%
TRANSFER FROM RESERVES			174,855	174,855	
TOTAL REVENUE AND RESERVES	1,030,849	9,662,314	12,950,000		
EXPENDITURES					
FACILITY IMPROVEMENTS	432,952	1,257,192	3,250,000	1,992,808	38.7%
CURB/GUTTER/SIDEWALK	3,715	65,661	125,000	59,339	52.5%
CAPITAL IMPROVEMENTS	160,009	5,465,949	9,400,000	3,934,051	58.1%
CONNECT TRAIL	5,992	90,750	150,000	59,250	
BALDRIDGE PARK IMPROVEMENTS	-	180,565	25,000	(155,565)	
DOWNTOWN SALES TAX TIF	-	757,291	-	(757,291)	
TOTAL EXPENDITURES	602,668	7,817,408	12,950,000	5,132,592	60.4%
REVENUE OVER(UNDER) EXP.	428,181	1,844,906	-		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
WATER FUND					
REVENUE					
INTERGOVERNMENTAL REVENUES	-	-	9,368	9,368	0.0%
WATER REVENUES	831,626	6,385,915	8,205,219	1,819,304	77.8%
WATER CAPACITY FEES	10,895	129,222	344,623	215,401	37.5%
INCOME FROM INVESTMENTS	22,630	229,819	12,500	(217,319)	1838.6%
TOTAL REVENUE	865,151	6,744,957	8,571,710	1,826,753	85.2%
TRANSFER FROM RESERVES		217,122	176,233		
TOTAL REVENUE AND RESERVES	865,151	6,962,079	8,747,943	1,826,753	
EXPENDITURES					
RECORDS & COLLECTION	37,896	215,138	274,114	58,976	78.5%
WATER DIST & ADMIN	543,435	5,446,224	8,280,663	2,834,439	65.8%
WATER DEBT SERVICE	191,458	193,331	193,166	(165)	100.1%
TOTAL EXPENDITURES	772,789	5,854,693	8,747,943	2,893,250	66.9%
REVENUE OVER(UNDER) EXP.	92,362	1,107,386	-		
SEWER FUND					
REVENUE					
CHARGES FOR SERVICES	2,646	21,983	23,900	1,917	92.0%
SEWER REVENUES	342,828	2,852,390	3,617,131	764,741	78.9%
SEWER LEASE & CAPACITY FEES	38,480	500,635	898,724	398,089	55.7%
INCOME FROM INVESTMENTS	7,254	67,206	35,000	(32,206)	192.0%
TOTAL REVENUE	391,207	3,442,214	4,574,755		75.2%
TRANSFER FROM RESERVES	91,791	267,456	1,506,960		
TOTAL REVENUE AND RESERVES	482,998	3,709,670	6,081,715		
EXPENDITURES					
RECORDS & COLLECTION	3,744	35,647	52,570	16,923	67.8%
SEWER LINE MAINT & ADMIN	203,798	2,441,740	3,378,245	936,505	72.3%
SEWER TREATMENT	118,810	1,063,837	2,472,936	1,409,099	43.0%
INDUSTRIAL PRETREATMENT	-	10,267	19,650	9,383	52.2%
SEWER DEBT SERVICE	156,647	158,180	158,314	135	99.9%
TOTAL EXPENDITURES	482,998	3,709,670	6,081,715		61.0%
REVENUE OVER(UNDER) EXP.	0	(0)	-		
TRASH & RECYCLING FUND					
REVENUE					
CHARGES FOR SERVICES	232,105	2,114,082	2,762,453	648,371	76.5%
SALE OF SUPPLIES	9	11,495	4,718	(6,777)	243.6%
INCOME FROM INVESTMENTS	2,252	20,792	9,822	(10,970)	
TOTAL REVENUE	234,366	2,146,370	2,776,993		77.3%
TRANSFER FROM RESERVES			5,058		
TOTAL REVENUE AND RESERVES	234,366	2,146,370	2,782,051		
EXPENDITURES					
RECORDS & COLLECTION	4,565	41,776	62,043	20,267	67.3%
SANITATION OPER & ADMIN	192,053	1,585,312	2,720,008	1,134,696	58.3%
TOTAL EXPENDITURES	196,618	1,627,089	2,782,051	1,154,962	58.5%
REVENUE OVER(UNDER) EXP.	37,747	519,281	-		
BLACK CANYON GOLF COURSE					
REVENUE					
GOLF ROUNDS	91,152	636,437	280,900	(355,537)	226.6%
ANNUAL MEMBERSHIPS	1,650	174,294	123,600	(50,694)	141.0%
OTHER SALES	19,697	87,420	357,600	270,180	24.4%
TRANSFER FROM GENERAL FUND	-	369,236	738,472	369,236	50.0%
Transfer from Reserves			60,469		
TOTAL REVENUE	112,499	1,267,387	1,561,041		81.2%
EXPENDITURES					
TURF MAINTENANCE OPERATIONS	52,631	472,793	714,295	241,502	66.2%
BUSINESS OPERATIONS/CLUBHOUSE	41,544	403,794	578,379	174,585	69.8%
RUSTY PUTTER RESTAURANT	17,989	229,909	268,367	38,458	85.7%
TOTAL EXPENDITURES	112,163	1,106,496	1,561,041	454,545	70.9%
REVENUE OVER(UNDER) EXP.	336	160,890	-		

	September	YTD ACTUAL	ANNUAL BUDGET	VARIANCE	% of Budget
INTERNAL SERVICE FUNDS					
REVENUE					
SHARED SERVICES	517	14,914	65,003	50,089	
CHARGES FOR SERVICE	237	1,583	2,351	768	
SALE OF ASSETS & EQUIPMENT USAGE	767,270	6,483,120	9,355,556	2,872,436	69.3%
INCOME FROM INVESTMENTS	12,334	113,966	45,323	(68,643)	
TOTAL REVENUE	780,358	6,613,582	9,468,233		69.9%
TRANSFER FROM RESERVE					
TOTAL REVENUE AND RESERVES	780,358	6,613,582	9,468,233		
EXPENDITURES					
FLEET MANAGEMENT	182,321	2,724,755	3,899,608	1,174,853	69.9%
INFORMATION SERVICES	97,193	1,734,496	2,622,540	888,044	66.1%
FACILITY MANAGEMENT	161,961	1,345,149	2,419,109	1,073,960	55.6%
TOTAL EXPENDITURES	441,475	5,804,399	8,941,257	3,136,858	
REVENUE OVER(UNDER) EXP.	338,884	809,183	526,976		
HEALTH & DENTAL MGMT FUND					
REVENUE					
WESTCO PREMIUMS	45,522	253,107	289,529	36,422	87.4%
REFUNDS & REBATES	45,633	414,854	532,632	117,778	77.9%
INCOME FROM INVESTMENTS	10,676	106,627	46,261	(60,366)	230.5%
FROM OTHER FUNDS WITHIN THE CITY	371,521	1,993,281	2,102,783	109,502	94.8%
TRANSFER FROM RESERVES	525,529	166,918	346,295		
TOTAL REVENUE	998,882	2,934,787	3,317,500		88.5%
HEALTH & DENTAL PREMIUMS & CLAIMS	998,881	2,934,787	3,317,500	382,713	88.5%
REVENUE OVER(UNDER) EXP.	0	(0)	-		
MRD SALES AND USE TAX					
REVENUE	257,543	2,133,674	2,778,136	644,462	76.8%
EXPENDITURE	257,543	2,133,674	2,778,136	644,462	76.8%
REVENUE OVER(UNDER) EXP	(0)	0	-	(0)	