



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, November 16, 2021 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.

Public participation for this meeting will be in person in the City Council Chambers and via Zoom at the following link: https://us02web.zoom.us/webinar/register/WN_7CnFaqoJTPylShvA2MX5gQ

The 11:00 p.m. rule will be enforced. All agenda items scheduled and noticed to be heard today must begin prior to 11:00 p.m. or they will be rescheduled. At 11:00 p.m., if the meeting has not already been adjourned, further proceedings shall be conducted as follows: 1) If the City Council is discussing an agenda item, but has not voted on the item before 11:00 p.m., the City Council may take a vote to decide whether to continue the item to the next meeting. 2) The City Council may also consider additional agenda items that require action in a specified time period due to legal requirements. 3) All other agenda items not previously opened shall be placed first on the next City Council Agenda.

- 1) City Council meeting called to order by Mayor Doug Glaspell
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) Small Business Saturday Proclamation
- 6) CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS

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

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

**Please note that the times listed are estimates of approximately how long each item may take. This time is intended to serve as a guide for the Mayor in an effort to help keep the meeting moving.*

**Hearing assistance devices are available for public use. Please let us know if you need accommodation.*



Personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial or gender-oriented slurs are prohibited, as is any “disorderly conduct” which violates state or local law and shall not be permitted.

7) CONSENT AGENDA

- A) City Council consideration of the minutes of the November 1, 2021 special City Council meeting and the November 2, 2021 regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*
- B) City Council consideration of the cancellation of the December 21, 2021 regular City Council meeting.

Action: Consider making a motion to approve the consent agenda as presented.

8) 2022 BUDGET APPROVAL (10 minutes)

Ordinance 2567 - Second Reading: City Council consideration of Ordinance 2567, 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, 2022. *Staff: Finance Director Shani Wittenberg*

Resolution 2021-24: City Council consideration of Resolution 2021-24, adopting the 2022 Municipal Budget

Action: Accept public comment. Consider making a motion to adopt Ordinance 2567 on second reading as presented. Consider making a motion to adopt Resolution 2021-24 as presented.

9) ORDINANCE 2570 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2570 on first reading, an Ordinance of the City of Montrose, Colorado, amending Ordinance No. 2514 which appropriated funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2021; said expenditures of the City of Montrose over and above those anticipated at the time of the adoption of the original budget for the fiscal year beginning January 1, 2021. *Staff: Finance Director Shani Wittenberg*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2570 on first reading as presented.

10) NEW HOTEL AND RESTAURANT LIQUOR LICENSE APPLICATION (10 minutes)

City Council consideration of an application for a new Hotel and Restaurant liquor license application at 82 Rose Lane for El Buen Sabor Mexican Restaurant Co., doing business as El Buen Sabor Mexican Restaurant, for consumption on the licensed premises. *Staff: City Attorney Stephen Alcorn*

Action: Hold a hearing. Consider making a motion to approve a new Hotel and Restaurant liquor license at 82 Rose Lane for El Buen Sabor Mexican Restaurant Co. as presented.

11) ORDINANCE 2568 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2568 on second reading, an Ordinance of the City of Montrose, Colorado, repealing Title 6 Chapter 1 Section 26 (6-1-26) only, regarding loitering. *Staff: Assistant City Attorney Matthew Magliaro*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2568 on second reading as presented.

12) ORDINANCE 2571 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2571 on first reading, an Ordinance of the City of Montrose, Colorado, amending the City Council district boundaries by the adoption of a new Council District Map, and by its insertion into the Official Code of the City of Montrose, and by repeal of the old Council District Map. *Staff: City Clerk Lisa DelPiccolo*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2571 on first reading with Option ____ designated as Exhibit A.

13) RESOLUTION 2021-25 (10 minutes)

City Council consideration of Resolution 2021-25, authorizing the filing of a DOLA Planning Grant application for a housing needs assessment, approving a matching contribution equal to 40 percent of the grant request up to \$76,000.00, and directing the City Manager and City staff to execute the grant agreement. *Staff: Community Program Specialist Briceida Ortega*

Action: Accept public comment. Consider making a motion to adopt Resolution 2021-25 as presented.

14) RESOLUTION 2021-26 (10 minutes)

City Council consideration of Resolution 2021-26, a resolution authorizing the filing of a United State Environmental Protection Agency Brownfield Cleanup Grant Program application in the amount of \$500,000.00, approving a matching contribution equal to 20 percent of the grant request up to \$100,000.00, authorizing the City Manager to execute the grant contract and authorizing City staff to act on behalf of the grant agreement. *Staff: Community Program Manager Kendall Cramer*

Action: Accept public comment. Consider making a motion to Adopt Resolution 2021-26 as presented.

15) AMERICAN RESCUE PLAN ACT (ARPA) - POTENTIAL PROJECTS (2021-2022) (15 minutes)

City Council consideration of a list of potential projects for American Rescue Plan Act (ARPA) funding. *Staff: City Manager Bill Bell*

Action: Accept public comment. Consider making a motion to approve the list of potential projects for ARPA funding for 2021-2022 as presented.



16) GRACE COMMUNITY CHURCH ADDITION II ANNEXATION (10 minutes)

City Council will hold a hearing on the annexation of the Grace Community Church Addition II. *Staff: Senior Planner Amy Sharp*

Resolution 2021-27: City Council considered Resolution 2021-27, Findings of Fact for the Grace Community Church Addition II.

Action: Accept public comment. Consider making a motion to adopt Resolution 2021-27 as presented.

Ordinance 2572: City Council consideration of Ordinance 2572 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Grace Community Church Addition II.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2572 on first reading as presented.

17) ORDINANCE 2573 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2573 on first reading, an Ordinance of the City of Montrose, Colorado providing for the zoning of the Grace Community Church Addition II as a "R-3" Medium Density District. *Staff: Senior Planner Amy Sharp*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2573 on first reading as presented.

18) RIVERBEND RV PARK TRAVEL HOME PARK PERMIT (15 minutes)

City Council consideration of a travel home park permit for Riverbend RV Park located at 65120 Old Chipeta Trail. *Staff: Senior Planner Amy Sharp*

Action: Accept public comment. Consider making a motion to approve the Travel Home Park Permit for Riverbend RV Park as detailed in the staff report with the associated conditions and variance approvals. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report.

19) ORDINANCE 2569 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2569 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning designation of a portion of Parcel #3767-202-00-907, from "P", Public District, to "B-3", General Commercial District. *Staff: Senior Planner Amy Sharp*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2569 on second reading as presented.

20) WOODS CROSSING SUBDIVISION FILING NO. 1 FINAL PLAT (10 minutes)

City Council consideration of the Woods Crossing Subdivision Filing No. 1 Final Plat to create 127 new residential lots and dedicate rights of way and/or easements. *Staff: Senior Planner Amy Sharp*

Action: Accept public comment. Consider making a motion to approve the Woods Crossing Subdivision Filing No. 1 Final Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and Municipal Code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the 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.

21) LAND EXCHANGE AND DEVELOPMENT AGREEMENT WITH STRYKER & COMPANY (15 minutes)

City Council consideration of a Memorandum of Agreement between the City of Montrose and Stryker & Company Inc. for a land exchange and Development Agreement between the City of Montrose and Stryker & Company, Inc. for the relocation and development of Stryker & Company, Inc. headquarters. *Staff: City Manager William Bell*

Action: Hold a hearing. Consider making a motion to approve the Memorandum of Agreement and Development Agreement with Stryker & Company, Inc. as presented.

22) ORDINANCE 2574 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2574 on first reading, an Ordinance of the City of Montrose, Colorado, authorizing the disposal of real property, Lot 1 Air Park Way Minor Subdivision, pursuant to § 1-9-2 of the Official Code of the City of Montrose. *Staff: Senior Planner Amy Sharp*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2574 on first reading as presented.

23) THE HUB AT MONTROSE CROSSING DEVELOPMENT AGREEMENT (20 minutes)

City Council consideration of a Development Agreement between the City of Montrose and 1890 Homestead LLC for the Hub at Montrose Crossing. *Staff: City Manager Bill Bell*

Action: Accept public comment. Consider making a motion to approve the Development Agreement between the City of Montrose and 1890 Homestead LLC for the Hub at Montrose Crossing as presented.

24) STAFF REPORTS

A) Sales, Use, and Excise Tax Report
Staff: Finance Director Shani Wittenberg

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



25) YOUTH CITY COUNCIL COMMENTS

26) CITY COUNCIL COMMENTS

27) MOTION TO ADJOURN

Zoom Meeting Details

https://us02web.zoom.us/webinar/register/WN_7CnFaQoJTPylShvA2MX5gQ

Join by phone:

1 346 248 7799

1 669 900 9128

1 253 215 8782

1 312 626 6799

1 646 558 8656

1 301 715 8592

Webinar ID: 853 7425 7822

International numbers available: <https://us02web.zoom.us/j/k9JJVr2bp>