



CITY COUNCIL WORK SESSION
Monday, March 17, 2025 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

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) HISTORIC PRESERVATION COMMISSION APPLICANT INTERVIEW

A) Bethany Maher

2) DISCUSSION ITEMS

A) Rock the Block Event Main Street Closure (10 minutes)

Staff: Special Events Manager Jon Sullivan

B) Parks Fertilizer and Herbicide Contract Award Recommendation (15 minutes)

Staff: Parks Superintendent Dan Payne

C) Parks Turf Maintenance Contract Award Recommendation (15 minutes)

Staff: Parks Superintendent Dan Payne

D) 2025 Streetlight Replacement Project Authorization (15 minutes)

Staff: Streets Superintendent Nik Pridy

3) GENERAL CITY COUNCIL DISCUSSION

4) STAFF REPORTS



RECEIVED FEB 20 2025

Historic Preservation Commission Application

Date: 2/14/25

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Bethany Maher

Primary Residence Address: _____

City: Montrose State: CO Zip: 81401

Phone: _____

E-mail Address: director@montrosemada.org

Primary Employer: MADA

Length of Employment: 4.5 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

no

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

B.A. Social Science

Relevant experience related to historic preservation:

I have attended the Saving Places Conference several years. I was the City Staff for Leadville HPC for 3 1/2 years and Main Street Manager for 1.

Provide a brief explanation of your interest in historic preservation:

I love to see a community's character preserved through architecture and culture. It's important to have that feeling of place and authenticity, particularly in downtowns. It is a look, feel and sense of place you can't replicate which is why it is so important to preserve and restore. Creating a vibrant and thriving downtown is critical to the success of our community.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Bethany Maher, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.



Signature of applicant

2/14/25

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

Events Use Permit Application

City of Montrose | 400 E Main Street, Montrose, CO 81401 | 970-240-1430



- [General Information](#)
- [Contact Information](#)
- [Event Information](#)
- [Submission](#)
- [Administrative Use Only](#)

Legal Entity to hold permit: *

Habitat for Humanity of the San Juans

Contact Name: *

Amanda Gerhardt

Mailing Address: *

Street Address

PO Box 162

Address Line 2

City

Montrose

State

CO

Zip Code

81402

Phone Number: *

9706502507

E-mail: *

amanda@buildinglives.org

Previous

Next

Events Use Permit Application

City of Montrose | 400 E Main Street, Montrose, CO 81401 | 970-240-1430



- General Information
- Contact Information
- Event Information
- Submission
- Administrative Use Only

Name of Event: *

Rock the Block

Brief Description of Your Event: *

Community block free to the public with food trucks, vendors, non-profits kids zone, live music, and beer garden.

Desired Event Location: *

400 & 500 Block of Main and Uncompahgre

Type of Event: *

- ☒ Main Street Closure
- ☐ Parade
- ☒ Street Closure
- ☐ Park Shelter/Park Area
- ☐ Centennial Plaza Event
- ☐ Athletic Field Event
- ☐ Other

If "other" please specify:

Proposed Date: *

06/21/25

Event Start Time: *

10:00 AM

Event End Time: *

04:00 PM

Set-Up Start Time: *

06:30 AM

Clean up End Time: *

05:00 PM

+ Add Another Date

Is this a private event? *

- ☐ Yes
- ☒ No

Is this a ticketed event? *

- ☐ Yes
- ☒ No

Advertised to the public? *

- ☒ Yes
- ☐ No

Anticipated attendance per day: *

1500

Will your event require waste and recycle bins? *

If yes, please add the number of bins needed

Yes, same as 2023 we think it was 6

Is electricity needed? *

- ☒ Yes
- ☐ No

If electricity is needed, please describe the equipment and appliances to be used:

Will temporary structures be used? *

- ☐ Yes
- ☒ No

Sound, fans, food truck

Is domestic water needed? *

- ☒ Yes
- ☐ No

If domestic water is needed, please describe:

Kids Zone

Will your event include any high-risk activities such as motorcycle events, airplane/helicopter activities, or water events? *

- ☐ Yes
- ☒ No

Food/Merchandise Vendors

Will this event include merchandise/food vendors? *

- ☒ Yes
- ☐ No

If any items are sold at an event, a City of Montrose sales tax license is required in accordance with the Official Municipal Code of the City of Montrose and the laws of the State of Colorado. Please contact the **City Sales Tax Department at (970)-240-1465** to obtain a City Sales Tax License. *City sales tax license holders must maintain proper books and records of sales that may be subject to inspection and audits as applicable. (Municipal Code Section 5-15)

Additional permits may be required depending on the components of your event. Applicants and/or vendors or responsible for complying with the terms of these licenses and permits.

- Food Service License (Health Inspector 970-252-5000)
- City Sales Tax Sponsor Agreement (Sales Tax Department 970-240-1465)
- Transient Vendor’s License (Sales Tax Department 970-240-1465)

Alcohol

Will alcohol beverages be sold or served at this event? *

- ☒ Yes
- ☐ No

Click to view [Alcohol Permit Options](#) for your event

Previous

Next

Events Use Permit Application

City of Montrose | 400 E Main Street, Montrose, CO 81401 | 970-240-1430



- General Information
- Contact Information
- Event Information
- Submission
- Administrative Use Only

Rules & Regulations

1. Applications must be submitted at least 60 days (90 days for Main Street closures) in advance of the date of the event.
2. Proof of Insurance in the amounts listed below, naming the City, its officers, agents and employees as additional insureds for claims arising from the event. \$2,000,000 General Aggregate (Per Event/Certificate) \$2,000,000 Products/Completed Operations Aggregate \$1,000,000 Personal and Advertising Injury \$1,000,000 Each Occurrence \$1,000,000 Damage to Premises Rented to You \$ 5,000 Medical Payments
3. For groups planning to sell and serve alcohol beverages: a. A Special Events Permit to sell and serve alcohol beverages must be obtained through the City of Montrose and State of Colorado. (Applications are processed through City Clerk's Office). b. A detailed plan on how the area will be secured for sale and consumption of alcohol will be required. c. Events with a Special Events Permit to sell and serve alcohol, may be required to hire a minimum of two police officers during the time alcohol is being served. The number of officers required will be determined by the City in its sole discretion based on the nature of the event. The fee is based on the actual burdened rate of officers and sergeants, will be reviewed annually, and is subject to change.
4. Park hours are 5:00 a.m. to 11:00 p.m.
5. Noise which unreasonably annoys, injures or endangers the comfort, health, peace or safety of others is prohibited by City ordinance.
6. The rules and regulations of the Montrose City Code shall be followed at all times.
7. Permittee agrees to indemnify and hold harmless the City of Montrose, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this permit, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Permittee, or any employee of the Permittee, or which arise out of any worker's compensation claim of any employee of the Permittee. The Permittee agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the Free advertising for your event is available at VisitMontrose.com/Events 7 sole expense of the Permittee, or at the option of the City agrees to pay the City or reimburse the City for the defense costs incurred by the City in connection with, any such liability, claims or demands. The Permittee also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.
8. Permittee hereby agrees to waive any claim against the City, its officers or employees for damage to their persons or property arising out of this permit, the exercise of rights granted under this Permit, or the use of the public property granted herein by the City.
9. Permittee shall maintain and use the public property at all times in conformity with City ordinances, regulations and other applicable law, keep it in a safe and clean condition, and allow no nuisance to be created by virtue of the Permit. Permittee shall not construct any buildings or improvements upon the public property. Temporary structures shall not be anchored to sidewalks or pavement. Permittee shall not apply any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any natural or man-made surface on public property by any means including but not limited to an aerosol paint container, a broad tipped marker, gum label, paint stick or graffiti stick, etching equipment, brush or any other device capable of scarring or leaving a visible mark on any natural or man-made surface, even if considered temporary in nature. Directional markers and distance markers for parades and walks/runs are not allowed on any public property; vinyl wire flag markers (wire no greater than 14 gauge nor longer than 24") are allowed if removed immediately following the event. Permittee shall be held responsible for any damage incurred to the public property or adjacent surrounding area as a direct result of the event's activities, including but not limited to loss of damage deposit, cost of repair for damages, fines and imprisonment, restitution, community service, or other sentence imposed by a court of competent jurisdiction.
10. The City reserves the right to refuse the issuance of an Events Use Permit to any club, organization, person or persons. The City may revoke this permit at any time as deemed appropriate in the City's sole discretion; in such case, all property of the Permittee shall be removed at Permittee's expense and pre-existing conditions restored.
11. The City reserves the right to impose additional or increased requirements, terms and conditions, based upon the City's responsibility to protect and safeguard public health, peace and safety, and to preserve the security of public property. Should additional or increased requirements, terms, and conditions be imposed, they shall be sent to the permittee in writing.

Supporting Documents:

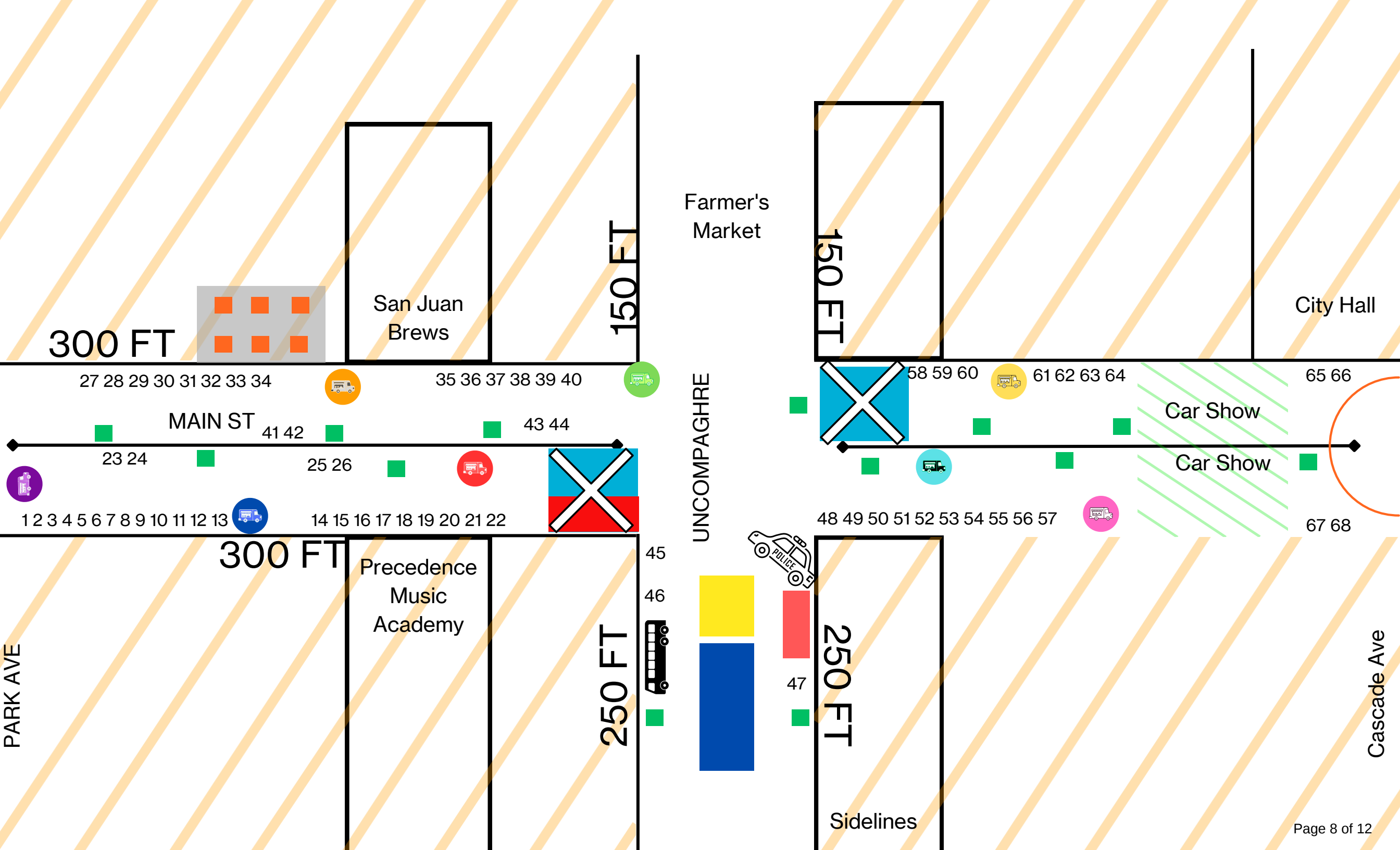
Drag and drop up to 10 files here to upload or Choose files

The undersigned hereby agrees to comply with all conditions stated above, and confirms that all statements on this application are true and accurate to the best of Permittee's knowledge.

Signature of Event Organizer: *

Date: *

01/09/2025



300 FT

150 FT

150 FT

250 FT

MAIN ST

City Hall

Car Show

Car Show

Precedence Music Academy

Sidelines

Cascade Ave

Farmer's Market



Food Truck



Food Truck



Food Truck



Food Truck



Food Truck



Food Truck



Food Truck



Food Truck

KEY

(MAP IS NOT TO SCALE)



-20x30 Tent



-Stage



-Car Show



-Water Slide



-Bounce Houses



-Trash Cans (2 per square)



-Home Depot
Craft Table



-Port O Potty



-Library Mobile
Bus



-Police Car

Numbers 1-68 = Non Profit/ Vendor Booth Spaces

*Booths are 10x10 unless
otherwise noted.

*Cool Room and Volunteer
check in located at Police
Station Community Room
located on S. 1st.

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Montrose City Council
FROM: Daniel Payne, Parks Superintendent
DATE: March 17th, 2025
RE: Parks and Vacant Lot Fertilizer and Herbicide Application
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Jim Scheid

Recommendation

Consider approving the award of the Parks and Vacant Lot Fertilizer and Herbicide Application Contract to Aspen SavATree, Ridgway, Co, for \$140,000.

Background

The City's Parks Division has contracted the application of herbicides and fertilizers for 28 parks, covering approximately 149 acres of turf, as well as for 18 vacant lots throughout the City. The services included fertilization and weed control for all turf areas twice. Additionally, weed control was performed twice for all vacant lots, with some of these lots requiring mowing.

This year, the contractor will implement three application rounds to more effectively manage weeds throughout the City. The increase in cost is attributed to the purchase of materials. Last year, the City supplied all fertilizers and herbicides with an estimated expenditure of \$45,000. To streamline operations for the crews, Aspen SaveATree will provide all products along with an additional herbicide application.

City staff recommend extending the contract with Aspen SaveATree.

Net Financial Result of Contract

The Request for Proposal (RFP) issued for fertilizer and herbicide application in 2024 included a bid sheet with a specified cost per acre for application. Contractors filled out a bid form detailing the rate per item, and a total price per line item was calculated based on the estimated quantities. Please note that the quantities estimated in the bid sheet are for bidding purposes only and are not guaranteed.

The contract recommended for award to SaveATree will be a Not-to-Exceed contract, which will be billed as work is performed according to the rates provided in the bid sheet. The Not-to-Exceed amount is set at \$140,000. The budgets for 2025 include \$120,000 for Parks, \$25,000 for the Cemetery, and \$15,000 for Sunset Mesa.

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Montrose City Council
FROM: Daniel Payne, Parks Superintendent
DATE: March 17, 2025
RE: 23-002 Parks Turf Maintenance 2nd Contract Extension
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Jim Scheid

Recommendation

Consider for approval the extension of the Parks Turf Maintenance Contract to Green and Bearit, Montrose, Co, in the amount of \$132,412.

Background

The City's Parks Division contracts turf maintenance for 13 out of 28 parks with turf, which accounts for 75% of the total turf area in City Parks, excluding Sunset Mesa and Cedar Creek Cemetery. The contractor is responsible for weekly mowing, trimming, edging of all walkways, cleaning up trash and debris, conducting irrigation checks, and ensuring all sidewalks, roadways, picnic areas, and walkways within those parks are clean. The contractor also helps with leaf removal efforts in highly used parks.

Since 2017, the City has worked with Green and Bearit, who provide on-call services such as mowing vacant lots, and performing irrigation maintenance and repairs. They have been the primary contractor for park turf maintenance since 2019. Green and Bearit have consistently demonstrated exceptional service, adapting to events, weather conditions, and the diverse needs of park users.

City staff recommend extending the contract with Green and Bearit.

Net Financial Result of Contract

The Request for Proposals (RFP) issued for Parks Maintenance in 2023 includes a bid sheet outlining the cost per mowing cycle. Contractors submitting bids are required to fill in their rates for each item. These rates, when multiplied by an estimated quantity, generate a total price for each line item. It's important to note that the quantities listed in the bid sheet are estimates for bidding purposes only and are not guaranteed.

The proposed contract extension with Green and Bearit will be a not-to-exceed contract, which will be billed based on the work performed according to the rates provided in the bid sheet. The maximum amount for this contract is \$140,000, which is budgeted for the 2025 fiscal year.

PURCHASE RECOMMENDATION

TO: Honorable Mayor and Montrose City Council
FROM: Nikolas Pridy, *Streets Division Superintendent*
Cc: William Bell, *City Manager*
Jim Scheid, *Public Works Director*
Shani Wittenberg, *Finance Director*
DATE: March 17th, 2025
Subject: Year Three Street Light Upgrade Authorization



Recommendation

Consider approving Year 3 of the Street Light Upgrade Project, in partnership with DMEA, in the amount of \$180,000 for direct LED replacements and pole replacements.

Background

The City of Montrose currently has approximately 1900 streetlights on a variety of street types and most of these fixtures are High-Pressure Sodium (HPS) or Mercury Vapor (MV) fixture type. These fixtures were originally installed in the 1950s and 1960s and have been the primary fixture type for street lighting until 2010 when LED fixtures were introduced to the market. Over the last 10 years, as the HPS or MV fixtures have failed or needed replacement they have been replaced with a Light-emitting Diode (LED) fixture.

The City of Montrose successfully initiated the first year of the Street Light Upgrade Project in 2023, partnering with DMEA. This successful second year has resulted in the replacement of over 200 streetlights, completing the entire northern half of Montrose. DMEA has reported a 66% reduction in energy consumption in this area due to the new energy-efficient LED lights. Based on this success, we propose to continue the project into its third year.

Additionally, old painted poles have become an eyesore. During the 2025 budget planning, \$60,000 was input into the Streets budget to refurbish the overhead streetlights along Main Street. After reviewing several quotes, it appears more cost-effective to replace rather than refurbish these fixtures. The best quote for a proper refurbishing came in at \$3,200 per streetlight and came with a lackluster warranty. Conversely, DMEA has offered a quote of \$5,000-\$6,000 for completely replacing each light pole with a new, direct-burial, fiberglass pole in light grey—similar to those that have been replaced by DMEA across the City for several years. The new poles will eliminate the need to repaint poles every 2 years and eliminate the need for costly foundations.

This project is intended to continue in 2026, completing upgrades of all of the HPS and MV fixtures to LED.

Net Financial Impact

This project was included in the 2025 budget in the Streets Division Budget, STREET LIGHTS (100-5115-342-000) in the amount of \$180,000.00.