



CITY COUNCIL WORK SESSION
Monday, February 14, 2022 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 and via Zoom at the following link: https://us02web.zoom.us/webinar/register/WN_Pm2VjIJyQiiRgKRskJODbw
Telephone participation is available at: 1-253-215-8782 or 1-346-248-7799. Webinar ID: 832 4981 4276

The meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer>.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

1) DISCUSSION ITEMS

- A) Municipal Code Revisions for Supportive Housing (15 minutes)
Staff: Community Engagement Specialist Ross Valdez 3-18
- B) Pavement Marking Contract Extension (15 minutes)
Staff: Public Works Manager Jim Scheid 19-21
- C) Niagara-Hillcrest Roundabout Design Contract Award (10 minutes)
Staff: City Engineer Scott Murphy 22-23
- D) 1628 East Oak Grove Right of Way Dedication (Lot 1, Replat of McKinley Subdivision, Amendment No. 1) (10 minutes)
Staff: City Engineer Scott Murphy 24
- E) Townsend Utility Replacements and Woodgate Realignment Project Updates (10 minutes)
Staff: City Engineer Scott Murphy

2) GENERAL CITY COUNCIL DISCUSSION

3) STAFF COMMENTS



FUTURE TOPICS

- Meir Addition Annexation Hearing - March 1
- Niagara Road Annexation Ordinance - March 1
- Home of the Brave Preliminary Plat - March 1
- Riverbend RV Park Travel Home Park Permit - March 1



CITY OF MONTROSE

MEMO

TO: City Council
FROM: Ross Valdez, Community Engagement Specialist
DATE: February 14, 2022
RE: Code Modification for Supportive Housing
ATTACHMENTS: Ordinance Amending MC 4-4 of Zoning Code (Redline Version & Clean Version)

City Staff have undertaken a review of the Municipal Code Title 4, Chapter 4, Sections 2, 10, 14, 17, and 18 in order to add a definition for supportive housing and define where these uses are allowed. This Code amendment increases solutions available to help individuals and families experiencing homelessness or at-risk of homelessness, and have a barrier to employment and housing stability by allowing supportive housing as a conditional use in the following zoning districts: “OR” Office-Residential District, “B-3” General Commercial District, “I-1” Light Industrial District, and “I-2” General Commercial District. The Code currently does not allow for facilities that have ongoing, onsite supportive services and housing for those experiencing homelessness or at-risk of homelessness. The proposed definition of supportive housing specifies that this use is not on an emergency or nightly basis, and therefore does not include facilities that are commonly referred to as homeless shelters. Occupancy of supportive housing is intended to be long term with stays of thirty (30) consecutive days or more.

This code modification provides additional definitions for barrier(s) to employment and housing stability, on-site supportive services, skilled nursing facility, and assisted living facility to further distinguish supportive housing as a use separate from existing uses in the City of Montrose. Nursing care facilities and assisted living residences are licensed by the State of Colorado as such and are separate from supportive housing. This Code amendment will make an important clarification in our Code, in order for supportive housing developers to understand the allowed locations for this type of use.

Recommended Definition for Supportive Housing:

Supportive housing means housing that is designed to provide ongoing and on-site supportive services to help individuals and families experiencing homelessness or at risk of homelessness, and which persons have barrier(s) to employment and housing stability. Occupancy of supportive housing shall be designed and operated for stays of 30 consecutive days or more and not on a nightly or emergency basis.

Additional Definitions Included in Code Amendment:

Barrier(s) to employment and housing stability means social, economic or health conditions, including mental illness, chemical dependency, or other disabling chronic health conditions which prevent or diminish a person's ability to obtain and remain in safe and permanent housing.

On-site supportive services include, but are not limited to, health and dental care, behavioral health care, mental health services, substance abuse services, case management, life skills training, food access, assistance with transportation, child care assistance, and dependent care, when offered in connection with supportive housing.

Skilled Nursing Facility means health care or residential facility licensed by the State of Colorado to provide continuous inpatient services.

Assisted Living Facility means a residential structure licensed by the State of Colorado to provide health-related and personal care.

Recommended Actions:

1. Update Municipal Code Title 4, Chapter 4, Sections 2, 10, 14, 17, and 18 to add a definition for supportive housing and define that this use is allowed in "OR" Office-Residential District, "B-3" General Commercial District, "I-1" Light Industrial District, and "I-2" General Commercial District as a conditional use. To further clarify this modification, update Municipal Code to add definitions for barrier(s) to employment and housing stability, on-site supportive services, skilled nursing facility, and assisted living facility.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, UPDATING TITLE 4 CHAPTER 4, SECTION 2, 10, 14, 17, and 18 ZONING REGULATIONS OF THE CITY OF MONTROSE: AMENDING TITLE 4 CHAPTER 4 SECTIONS 2, 10, 14, 17, and 18 (4-4-2, 4-4-10, 4-4-14, 4-4-17, and 4-4-18) REGARDING ZONING REGULATIONS TO ADD A DEFINITION OF SUPPORTIVE HOUSING, BARRIER(S) TO EMPLOYMENT AND HOUSING STABILITY, ON-SITE SUPPORTIVE SERVICES, SKILLED NURSING FACILITY, AND ASSISTED LIVING FACILITY AND SPECIFY WHERE SUPPORTIVE HOUSING IS ALLOWED.

WHEREAS, the City of Montrose is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution; and

WHEREAS, pursuant to its home rule authority and C.R.S. § 31-23-101, the City, acting through its City Council (the “Council”), is authorized to adopt ordinances for the protection of the public health, safety or welfare; and

WHEREAS, in the exercise of this authority the City Council has previously enacted Chapter 4 of Title IV of the Official Code of the City of Montrose, concerning land use and zoning (the “Zoning Regulations”); and

WHEREAS, the City Council finds that the Zoning Regulations require amendment to add definitions and associated references pertaining to supportive housing, and in to specify the zone districts in which this use is allowed; and

WHEREAS, the City Council of the City of Montrose has determined that the changes to the Municipal Code will further the health, safety, and welfare of the people of the City of Montrose.

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

Section 1. Zoning Regulations Amended

The following Sections of Title 4 Chapter 4 Sections 2, 10, 14, 17, and 18 of the Official Code of the City of Montrose, Colorado are hereby amended as follows: Title 4 Chapter 4 Sections 2, 10, 14, 17, and 18 (4-4-2, 4-4-10, 4-4-14, 4-4-17, and 4-4-18) are hereby amended. This version supersedes all previous versions of Montrose Municipal Code § 4-4-2, 4-4-10, 4-4-14, 4-4-17, and 4-4-18, to read in full as follows:

Sec. 4-4-2. Definitions, is amended by the following new definitions, at their appropriate alphabetical locations:

Supportive housing means housing that is designed to provide ongoing and on-site supportive services to help individuals and families experiencing homelessness or at risk of homelessness, and which persons have barrier(s) to employment and housing stability. Occupancy of supportive housing shall be designed and operated for stays of 30 consecutive days or more and not on a nightly or emergency basis.

Barrier(s) to employment and housing stability means social, economic or health conditions, including mental illness, chemical dependency, or other disabling chronic health conditions which prevent or diminish a person's ability to obtain and remain in safe and permanent housing.

On-site supportive services include, but are not limited to, health and dental care, behavioral health care, mental health services, substance abuse services, case management, life skills training, food access, assistance with transportation, child care assistance, and dependent care, when offered in connection with supportive housing.

Skilled Nursing Facility means health care or residential facility licensed by the State of Colorado to provide continuous inpatient services.

Assisted Living Facility means a residential structure licensed by the State of Colorado to provide health-related and personal care.

Sec. 4-4-10. "OR" Office-Residential District.

(A) *Intent.* The "OR" Office-Residential district is intended to allow for a mix of offices and residences in areas adjacent to commercial zones or in areas in transition from residential to commercial uses.

(B) *Uses by Right.*

- (1) Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.
- (2) Single-family homes.
- (3) Duplexes.
- (4) Government buildings and facilities.
- (5) Places of worship.
- (6) Parks and recreation facilities owned or operated by a homeowner association.
- (7) Public utility service facilities.

- (8) Childcare facilities.
 - (9) Bed and breakfast operations operated solely by the residents of a lot of at least 6,250 square feet, providing no more than four bedrooms for rent in the dwelling unit, and the only meal provided on the premises shall be breakfast to the renters.
 - (10) Hospitals.
 - (11) Parking facilities.
 - (12) Accessory uses.
 - (13) Short-term rentals.
 - (14) Family child care home.
- (C) *Conditional Uses.*
- (1) Multifamily residences.
 - (2) Skilled nursing and assisted living facilities.
 - (3) Offices not allowed as a use by right.
 - (4) Schools.
 - (5) Retail sales and services establishments which cater to the general shopping public.
 - (6) Supportive housing.
- (D) *Performance Standards.* Buildings with offices must be architecturally compatible with the residential character of the area and comply with City design standards.
- (Ord. No. 2472 , § 4-4-10, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Sec. 4-4-14. "B-3" General Commercial District.

- (A) *Intent.* The "B-3" General Commercial District is intended for a large variety of uses that require large storage areas to conveniently serve customers.
- (B) *Uses by Right.*
- (1) Uses listed as "uses by right" in the "B-1," "B-2" and "B-2A" districts.
 - (2) Automobile and vehicle sales or service establishments.
 - (3) Farm implement sales or service establishments.
 - (4) Mobile home sales or service establishments.
 - (5) Building materials sales establishments.
 - (6) Rental businesses.
 - (7) Feed storage and sales establishments.

- (8) Veterinary clinics or hospitals for large animals.
- (9) Automobile body shops.
- (10) Automotive repair and service establishments.
- (11) Construction and contractor's office and equipment storage facilities.
- (12) Above ground storage facilities for hazardous fuels.
- (13) Parking facilities.
- (14) Renewable energy facilities.
- (15) Short-term rentals.

(C) *Conditional Uses.*

- (1) Uses listed as conditional uses in the "B-1," "B-2" and "B-2A" districts.
- (2) Warehouses and storage facilities.
- (3) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.

(4) Supportive housing.

(D) *Not Included in this District.* The following uses are not to be construed as a use by right or a conditional use in the "B-3" General Commercial district:

- (1) Manufacturing and industrial uses except as allowed by Subsection (C)(1) of this Section.

(E) *Performance Standards.*

- (1) Manufacturing and storage associated with manufacturing shall be indoors.
- (2) No use may create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.

(Ord. No. 2472 , § 4-4-14, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Sec. 4-4-17. "I-1" Light Industrial District.

- (A) *Intent.* The purpose of the "I-1" Light Industrial District is to accommodate a limited group of research, manufacturing uses, and transportation hub. This promotes the creation and maintenance of an environment which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the industrial park area.

(B) *Uses by Right.*

- (1) Uses which meet the intent of Subsection (A) of this Section and the performance standards of Subsection (C) of this Section are uses by right. Typical examples of such manufacturing and non-manufacturing uses include: food processing; metal finishing and fabrication; power generation and transformer stations; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities.
 - (2) Parks and open spaces.
 - (3) Government buildings and facilities, to include airport and accessory uses.
 - (4) Public utility service facilities.
 - (5) Warehouse and wholesale distribution centers.
 - (6) Renewable energy facilities.
 - (7) Single-family homes, duplexes, and multiple-family residences.
 - (8) Accessory uses.
 - (9) Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.
 - (10) Short-term rentals.
 - (11) Family child care home.
 - (12) Childcare facilities.
- (C) *Conditional Uses.*
- (1) Any commercial use other than the uses by right which complies with the performance standards of Subsection (C) of this Section and is consistent with the intent of Subsection (A) of this Section.
 - (2) Supportive housing.
- (D) *Performance Standards.*
- (1) No structure shall be constructed within 100 feet of an existing residential zone.
(Ord. No. 2472 , § 4-4-17, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Sec. 4-4-18. "I-2" General Industrial District.

- (A) *Intent.* The "I-2" General Industrial District allows most industrial and manufacturing uses, provided that they do not create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.
- (B) *Uses by Right.*
- (1) Those uses which are uses by right in the "I-1" Light Industrial District.

- (2) Other industrial uses.
- (3) Short-term rentals.

(C) *Conditional Uses.*

- (1) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.

(2) Supportive housing.

(D) *Performance Standards.*

- (1) No structure shall be constructed within 100 feet of a residential or commercial district.

(Ord. No. 2472 , § 4-4-18, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Section 2. Severability

This Ordinance shall be deemed severable. Should any phrase, term, section, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid or unlawful, the remainder of the Ordinance shall remain in full force and effect.

Section 3. Effective Date

This Ordinance shall take effect upon adoption at second reading and publication as required by the charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the ___ day of _____, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this _____ day of _____, 2022.

_____, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this _____ day of _____, 2022.

_____, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, UPDATING TITLE 4 CHAPTER 4, SECTION 2, 10, 14, 17, and 18 ZONING REGULATIONS OF THE CITY OF MONTROSE: AMENDING TITLE 4 CHAPTER 4 SECTIONS 2, 10, 14, 17, and 18 (4-4-2, 4-4-10, 4-4-14, 4-4-17, and 4-4-18) REGARDING ZONING REGULATIONS TO ADD A DEFINITION OF SUPPORTIVE HOUSING, BARRIER(S) TO EMPLOYMENT AND HOUSING STABILITY, ON-SITE SUPPORTIVE SERVICES, SKILLED NURSING FACILITY, AND ASSISTED LIVING FACILITY AND SPECIFY WHERE SUPPORTIVE HOUSING IS ALLOWED.

WHEREAS, the City of Montrose is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution; and

WHEREAS, pursuant to its home rule authority and C.R.S. § 31-23-101, the City, acting through its City Council (the “Council”), is authorized to adopt ordinances for the protection of the public health, safety or welfare; and

WHEREAS, in the exercise of this authority the City Council has previously enacted Chapter 4 of Title IV of the Official Code of the City of Montrose, concerning land use and zoning (the “Zoning Regulations”); and

WHEREAS, the City Council finds that the Zoning Regulations require amendment to add definitions and associated references pertaining to supportive housing, and in to specify the zone districts in which this use is allowed; and

WHEREAS, the City Council of the City of Montrose has determined that the changes to the Municipal Code will further the health, safety, and welfare of the people of the City of Montrose.

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

Section 1. Zoning Regulations Amended

The following Sections of Title 4 Chapter 4 Sections 2, 10, 14, 17, and 18 of the Official Code of the City of Montrose, Colorado are hereby amended as follows: Title 4 Chapter 4 Sections 2, 10, 14, 17, and 18 (4-4-2, 4-4-10, 4-4-14, 4-4-17, and 4-4-18) are hereby amended. This version supersedes all previous versions of Montrose Municipal Code § 4-4-2, 4-4-10, 4-4-14, 4-4-17, and 4-4-18, to read in full as follows:

Sec. 4-4-2. Definitions, is amended by the following new definitions, at their appropriate alphabetical locations:

Supportive housing means housing that is designed to provide ongoing and on-site supportive services to help individuals and families experiencing homelessness or at risk of homelessness, and which persons have barrier(s) to employment and housing stability. Occupancy of supportive housing shall be designed and operated for stays of 30 consecutive days or more and not on a nightly or emergency basis.

Barrier(s) to employment and housing stability means social, economic or health conditions, including mental illness, chemical dependency, or other disabling chronic health conditions which prevent or diminish a person's ability to obtain and remain in safe and permanent housing.

On-site supportive services include, but are not limited to, health and dental care, behavioral health care, mental health services, substance abuse services, case management, life skills training, food access, assistance with transportation, child care assistance, and dependent care, when offered in connection with supportive housing.

Skilled Nursing Facility means health care or residential facility licensed by the State of Colorado to provide continuous inpatient services.

Assisted Living Facility means a residential structure licensed by the State of Colorado to provide health-related and personal care.

Sec. 4-4-10. "OR" Office-Residential District.

(A) *Intent.* The "OR" Office-Residential district is intended to allow for a mix of offices and residences in areas adjacent to commercial zones or in areas in transition from residential to commercial uses.

(B) *Uses by Right.*

- (1) Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.
- (2) Single-family homes.
- (3) Duplexes.
- (4) Government buildings and facilities.
- (5) Places of worship.
- (6) Parks and recreation facilities owned or operated by a homeowner association.
- (7) Public utility service facilities.

- (8) Childcare facilities.
 - (9) Bed and breakfast operations operated solely by the residents of a lot of at least 6,250 square feet, providing no more than four bedrooms for rent in the dwelling unit, and the only meal provided on the premises shall be breakfast to the renters.
 - (10) Hospitals.
 - (11) Parking facilities.
 - (12) Accessory uses.
 - (13) Short-term rentals.
 - (14) Family child care home.
 - (C) *Conditional Uses.*
 - (1) Multifamily residences.
 - (2) Skilled nursing and assisted living facilities.
 - (3) Offices not allowed as a use by right.
 - (4) Schools.
 - (5) Retail sales and services establishments which cater to the general shopping public.
 - (6) Supportive housing.
 - (D) *Performance Standards.* Buildings with offices must be architecturally compatible with the residential character of the area and comply with City design standards.
- (Ord. No. 2472 , § 4-4-10, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Sec. 4-4-14. "B-3" General Commercial District.

- (A) *Intent.* The "B-3" General Commercial District is intended for a large variety of uses that require large storage areas to conveniently serve customers.
- (B) *Uses by Right.*
 - (1) Uses listed as "uses by right" in the "B-1," "B-2" and "B-2A" districts.
 - (2) Automobile and vehicle sales or service establishments.
 - (3) Farm implement sales or service establishments.
 - (4) Mobile home sales or service establishments.
 - (5) Building materials sales establishments.
 - (6) Rental businesses.
 - (7) Feed storage and sales establishments.

- (8) Veterinary clinics or hospitals for large animals.
- (9) Automobile body shops.
- (10) Automotive repair and service establishments.
- (11) Construction and contractor's office and equipment storage facilities.
- (12) Above ground storage facilities for hazardous fuels.
- (13) Parking facilities.
- (14) Renewable energy facilities.
- (15) Short-term rentals.

(C) *Conditional Uses.*

- (1) Uses listed as conditional uses in the "B-1," "B-2" and "B-2A" districts.
- (2) Warehouses and storage facilities.
- (3) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.
- (4) Supportive housing.

(D) *Not Included in this District.* The following uses are not to be construed as a use by right or a conditional use in the "B-3" General Commercial district:

- (1) Manufacturing and industrial uses except as allowed by Subsection (C)(1) of this Section.

(E) *Performance Standards.*

- (1) Manufacturing and storage associated with manufacturing shall be indoors.
- (2) No use may create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.

(Ord. No. 2472 , § 4-4-14, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Sec. 4-4-17. "I-1" Light Industrial District.

- (A) *Intent.* The purpose of the "I-1" Light Industrial District is to accommodate a limited group of research, manufacturing uses, and transportation hub. This promotes the creation and maintenance of an environment which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the industrial park area.

(B) *Uses by Right.*

- (1) Uses which meet the intent of Subsection (A) of this Section and the performance standards of Subsection (C) of this Section are uses by right. Typical examples of such manufacturing and non-manufacturing uses include: food processing; metal finishing and fabrication; power generation and transformer stations; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities.
 - (2) Parks and open spaces.
 - (3) Government buildings and facilities, to include airport and accessory uses.
 - (4) Public utility service facilities.
 - (5) Warehouse and wholesale distribution centers.
 - (6) Renewable energy facilities.
 - (7) Single-family homes, duplexes, and multiple-family residences.
 - (8) Accessory uses.
 - (9) Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.
 - (10) Short-term rentals.
 - (11) Family child care home.
 - (12) Childcare facilities.
- (C) *Conditional Uses.*
- (1) Any commercial use other than the uses by right which complies with the performance standards of Subsection (C) of this Section and is consistent with the intent of Subsection (A) of this Section.
 - (2) Supportive housing.
- (D) *Performance Standards.*
- (1) No structure shall be constructed within 100 feet of an existing residential zone.
(Ord. No. 2472 , § 4-4-17, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Sec. 4-4-18. "I-2" General Industrial District.

- (A) *Intent.* The "I-2" General Industrial District allows most industrial and manufacturing uses, provided that they do not create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.
- (B) *Uses by Right.*
- (1) Those uses which are uses by right in the "I-1" Light Industrial District.

(2) Other industrial uses.

(3) Short-term rentals.

(C) *Conditional Uses.*

(1) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.

(2) Supportive housing.

(D) *Performance Standards.*

(1) No structure shall be constructed within 100 feet of a residential or commercial district.

(Ord. No. 2472 , § 4-4-18, 5-7-2019; Ord. No. 2561 , 10-19-2021)

Section 2. Severability

This Ordinance shall be deemed severable. Should any phrase, term, section, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid or unlawful, the remainder of the Ordinance shall remain in full force and effect.

Section 3. Effective Date

This Ordinance shall take effect upon adoption at second reading and publication as required by the charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the ___ day of _____, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this _____ day of _____, 2022.

_____, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this _____ day of _____, 2022.

_____, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

CONTRACT AWARD RECOMMENDATION

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: February 14th, 2022
RE: Pavement Marking Contract Extension Recommendation
CC: William Bell, Ann Morgenthaler, Shani Wittenberg



Recommendation

Consider the extension of a Pavement Marking contract to Stripe a Lot, Montrose, CO.

Background

The City's Street Division contracts the striping of our City Streets. The contractor will stripe all streets that require striping at least once per year and all crosswalks, stop bars, arrows, etc as needed. The contractor will also apply a preformed plastic coating at all roundabouts or other high traffic areas. This type of application will be completed at least once per year but will be applied as needed and could take multiple applications.

Stripe a Lot has performed very well over the past few years for the City of Montrose and for surrounding communities.

The contract that City Staff is recommending to extend with Stripe a Lot began in 2021 after an RFP was issued and Stripe a Lot was awarded the pavement marking scope for 2021. The scope for 2022 has remained very similar to 2021, except that some of the material type has been adjusted to utilize a higher performing epoxy in areas that traffic counts are becoming higher. Stripe a Lot has submitted a letter from their supplier documenting an increase in raw material cost from 2021 to 2022, this letter is attached in this packet. Stripe a Lot is proposing a 10% increase to the City from 2021 rates.

City Staff recommends extending this contract to Stripe a Lot.

Financial Impact

The RFP that was issued for Pavement Marking contains a bid sheet with several different marking types and quantities. The quantities estimated in the bid sheet are simply estimates for bidding purposes and are not guaranteed. The contract extension that is being recommended for award with Stripe a Lot will be a Not-to-Exceed contract that is billed out as work is performed. The not to exceed amount is \$175,000.00. This service is included in the 2022 budget at \$175,000.00 (100-5115-353-000).



4161 Piedmont Parkway,
Suite 370
Greensboro, NC 27410

Kevin Cook
Sales Director USCA
PPG Traffic Solutions (Ennis –Flint)
M:678-614-7476

September 7th 2021

Dear Valued Customer,

As communicated earlier this year, the pavement marking industry continues to have challenges on many fronts. Raw material, labor, and logistics costs continue to accelerate and remain at all-time highs. Multiple raw material cost increases have jumped into high double-digit ranges. The security of supply also continues to be an area of concern. Many multinational companies remain in force majeure that dates back to February of 2021. We were hopeful that improvements to the supply chain would have occurred in the second half of 2021, however, that has not been the case.

Effective September 7, 2021, or as contracts allow, Ennis-Flint will increase prices on the following Product(s).

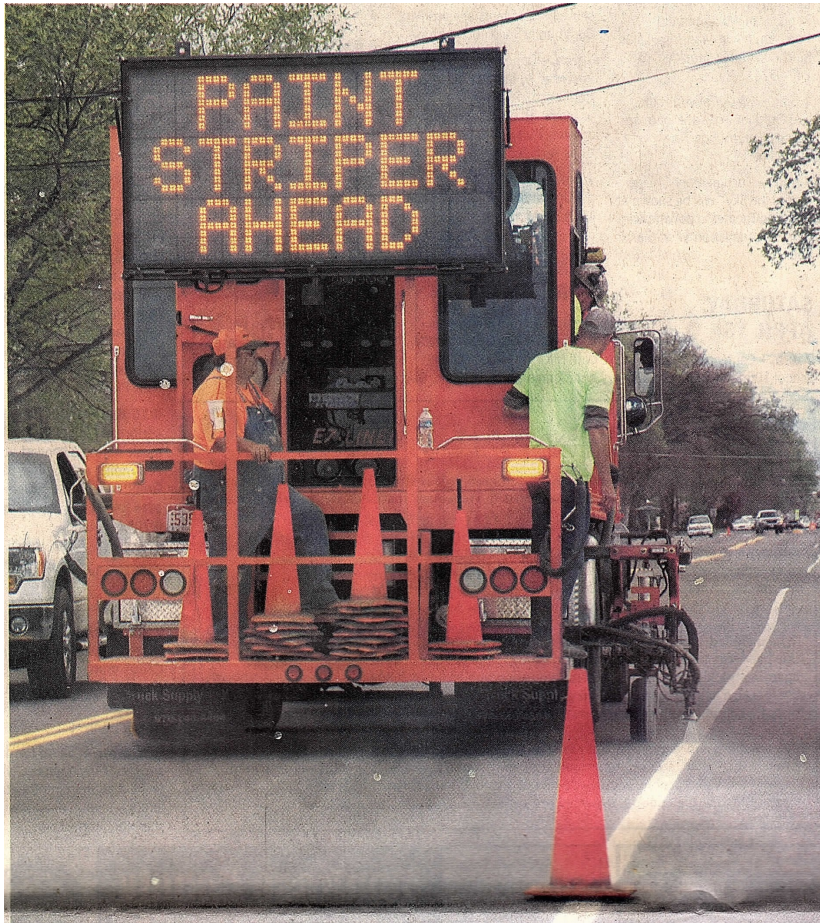
	Percent increase effective 9/7/21
Paint	17.8%
Thermoplastic & HPS®-8	19.5%
Epoxy (HPS®-2, HPS®-3 and HPS®-4)	26.0%
MMA products (HPS®-6, HPS®-7, and MMA [®])	7.5%
Preformed Thermoplastic	6.0%
Stimsonite® 101 (Snow plowable iron castings)	30.0%
All other RPMs	10.0%

Pricing for orders placed and accepted prior to September 7, 2021, as evidenced by an Order Acknowledgement, will remain the same. We understand supply of products to our customer base in 2021 has been not been to our prior standard. Considerable efforts are underway with suppliers and through PPG infrastructure to enhance our ability to meet critical customer requirements. We greatly appreciate the business placed with Ennis-Flint and remain focused to improve our supply chains in the future. We look forward to our continuing business relationship as we work through these extremely difficult times.

As always, your Regional Sales Manager is available to work with you or answer any questions you may have regarding these increases.

Respectfully,

Kevin Cook



CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: February 7, 2022
RE: Niagara-Hillcrest Roundabout Design Contract Recommendation
CC: William Bell, Shani Wittenberg

Action

Consider the award of a professional services contract to Felsburg, Holt, and Ullevig in the amount of \$183,422.50 for completion of design studies and civil design associated with the Niagara-Hillcrest Roundabout Project.

Background

The City of Montrose performed a traffic study of the Hillcrest Drive corridor between Miami and Niagara Roads in early 2016. Based on the results of this study and in response to citizen requests, the City has elected to install roundabouts along this corridor to address capacity and safety issues at each of its minor arterial intersections (Miami, Sunnyside, and Niagara). Since completion of this study, roundabouts have been constructed at Hillcrest's intersections with Sunnyside and Miami Roads.

The Niagara and Hillcrest intersection is currently controlled as a four way stop. A recent traffic study performed in 2021 indicated that the intersection is approaching capacity and could experience unacceptable levels of service in the foreseeable future due to continued and accelerating traffic growth in the area. In response to this, the City is looking to design and perform property acquisitions for a roundabout at this intersection in 2022.

Request for Proposals and Design Team Recommendation

On January 7, 2022 the City of Montrose issued a request for proposals to procure a design team for the roundabout project. This design team would be responsible for performing the following key tasks:

- Perform all property and basemap surveys for the project area
- Perform an updated traffic study to evaluate traffic growth and long-term performance of the intersection. These studies work to ensure a roundabout will function as desired into the future and help to guide design of the roundabout's geometry.
- Perform geotechnical, hydrologic, and hydraulic design studies to aid in design of project elements (pavement thickness, pipe sizes, etc).
- Design roundabout geometry and grading.
- Design utility replacements for aged City-owned infrastructure within the intersection.
- Prepare plans for relocation of conflicting utilities and undergrounding of electrical infrastructure.
- Prepare project plans, specifications, and cost estimates.

Proposals were publically received on January 27, 2022 from two consultants summarized in Table 1 below. Following receipt of the proposals each was evaluated by the City of Montrose Engineering Department and a score between 0 and 4 assigned to each based on weighted evaluation criteria. The City then entered into pricing negotiations with the highest-rated consultant. This method of procurement was utilized for the project given the specialized nature of roundabout design.

TABLE 1 Summary of Consultant Proposals		
Consultant	Location	Rating
Felsburg, Holt, and Ullevig	Greenwood Village, CO	3.60
KLJ Engineering	Montrose, CO	3.00

Using the process described above, the City selected Felsburg, Holt, and Ullevig (FHU) as the preferred consultant for design of the Niagara-Hillcrest Roundabout. The negotiated price for completion of this design is \$183,422.50 on a time-and-materials, not-to-exceed basis and this price is within expectations of the City. It should also be noted that FHU was the successful design consultant for the Miami-Hillcrest Roundabout Project.

Project Schedule

Project design is proposed to be completed in 2022. As soon as the project footprint is finalized, the City will begin working on partial property purchases needed to support the project. Detailed construction cost estimates will also be prepared as early as possible for use in capital planning and budgeting efforts. It should be noted that construction of the project is not scheduled at this time. Scheduling of the project's construction will be dependent on the success of required property acquisitions and other capital priorities within the City.

Contract Administration and Project Financials

Contract administration and project management will be performed by the City of Montrose engineering department. The 2022 budget included \$175k in the capital improvement fund for this project; placing the anticipated cost approximately \$8k over budget. This overage could be funded using savings on other projects within this budget line or by supplementing of the budget if necessary.

LOT A, REPLAT OF MCKINLEY SUBDIVISION AMENDMENT NO. 1

SITUATED IN SECTION 4, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

BASIS OF BEARINGS:

The Basis of Bearings is between the found 3 1/4" aluminum cap L.S. 37662 at the S1/4 corner of Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, and the found 3 1/4" brass cap at the Northwest corner of Section 4, Township 48 North, Range 9 West, New Mexico Principal Meridian, which bears N88°40'05"W (ASSUMED)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

ACREAGE SUMMARY

LOT 1	9182 SF
ROW DEDICATION	88 SF
TOTAL	9270 SF

LEGEND

○ = FD. REBAR & CAP (L.S. AS NOTED)

● = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (L.S. 37690)

 = PUBLIC UTILITY EASEMENT DEDICATED HEREON

 = PUBLIC RIGHT-OF-WAY DEDICATED HERON



VICINITY MAP
N.T.S.

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy No. _____ issued by _____, 2022 (the "Title Policy"), which insures to _____ the title to the Land herein plotted and described in the above Certificate of Dedication and Ownership, and that, based solely on my review of the Title Policy, title to such land is in the Owners and Dedicators; and that the title to the Land dedicated hereon, including the dedication for utility easements, is free and clear of all liens and encumbrances except as specifically set forth in the Title Policy.

Attorney
Registration No. _____
Date: _____

APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 2022, by _____, City Manager of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 2022, by _____, City Attorney of the City of Montrose.

City Attorney

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, 2022 under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

Deputy

MISCELLANEOUS PLAT NOTES

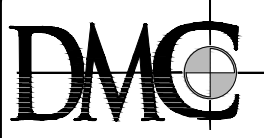
- The purpose of this plat is to re-plat lot A. All restrictions, requirements and notes on the previously recorded re-plat of McKinley Subdivision as recorded at Reception No. 487106 will still apply to this lot.
- The zoning of this property is R-2 as shown on the City's Official Zoning Map, and defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change. Residential development is the intent of all R-2 zoned areas.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this City of Montrose Division of Property, An Official Act of The City of Montrose Plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey. I further certify that all monuments shown hereon actually exist and their positions are as shown.

Section 38-51-106 Statement: this City of Montrose Division of Property, An Official Act of The City of Montrose does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this City of Montrose Division of Property, An Official Act of The City of Montrose may be found in the title Report issued by Fidelity National Title Company, dated October 1, 2020, bearing policy number 696-F0686953-397-DG0 (Lot A)

Frederick A. Ballard, P.L.S.
Registration No. 37690
Date: _____

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. • Montrose, CO 81401 • (970) 240-2251 • (970) 240-2242 FAX www.del-mont.com • service@del-mont.com	
FIELD BOOK: 883C	DRAWN BY: BAJ	DATE: 1/10/2022	TITLE: LOT A MCKINLEY SUBDIVISION AMENDMENT NO. 1
SHEET: 1 of 1	FILE: 20110V_PLAT	JOB NO.: 20110	CLIENT: CITY OF MONTROSE
			ADDRESS & PHONE: 433 S 1ST STREET MONTROSE, CO 81401 970-240-1400
			TYPE: PLAT

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

PARCEL 1:
Lot A, Replat of McKinley Subdivision,
LESS and EXCEPT that portion transferred in Deed recorded at Reception No. 858132.

County of Montrose,
State of Colorado

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Lot A, Replat of McKinley Subdivision Amendment No. 1 of the City of Montrose, and do hereby dedicate, grant and convey to the City of Montrose, Colorado for the use of the public E Oak Grove Road right of ways as hereon shown.

Public utility easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, drainage facilities, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities.

Executed this _____ day of _____, 2022.

City of Montrose

Printed Name

Title

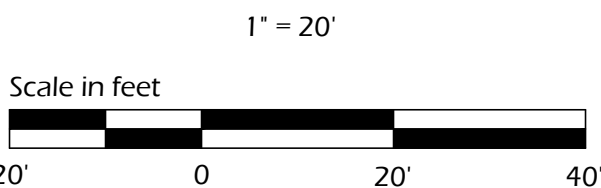
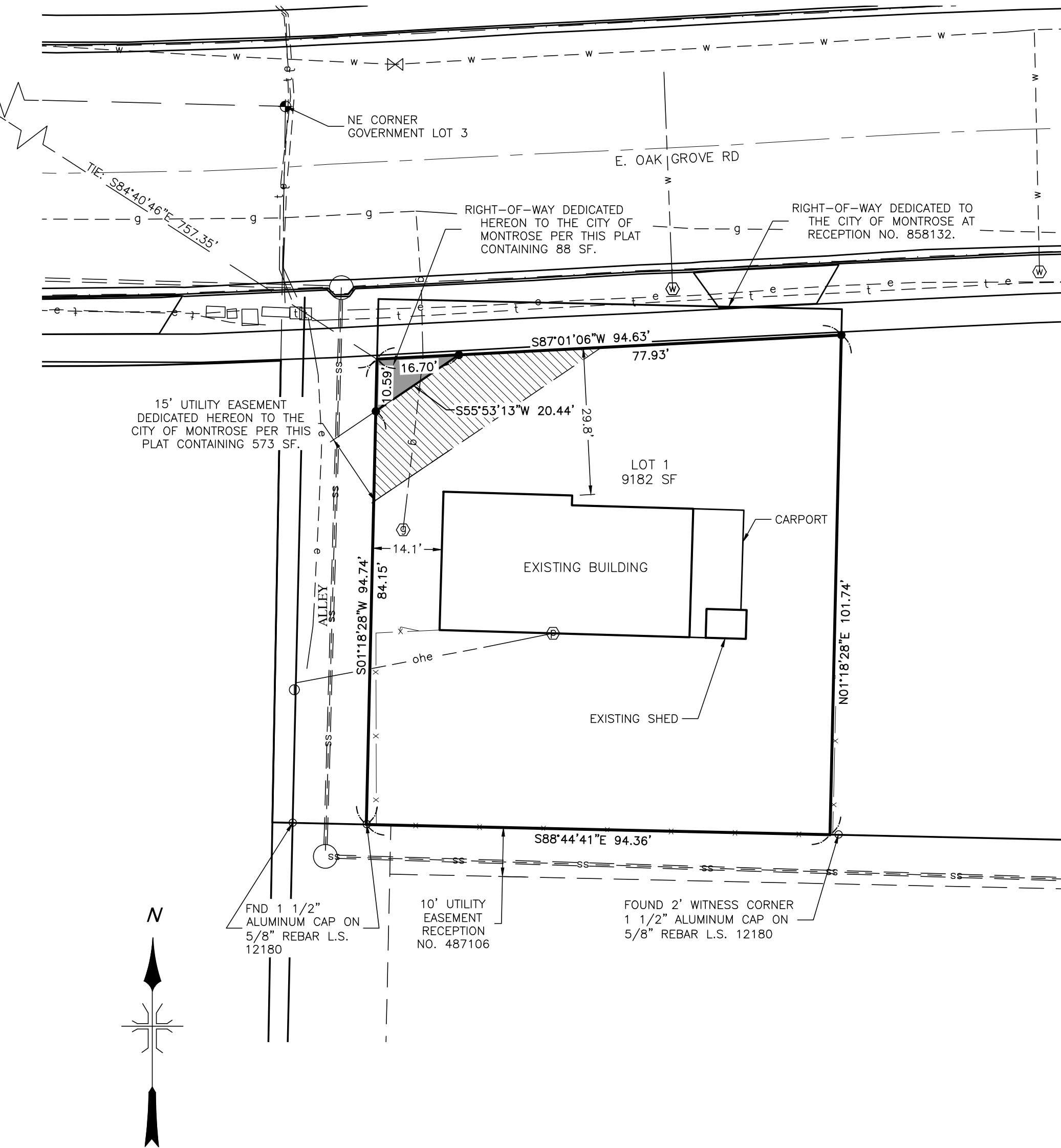
STATE OF COLORADO)
COUNTY OF MONTROSE) ss.

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ day of _____, 2022, by _____

Witness my hand and official seal.

My commission expires _____

Notary



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.

PRELIMINARY