

A regular meeting of the Montrose City Council was held on Tuesday, March 15, 2022 at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law. Public participation for this meeting was held in person and via Zoom. The meeting agenda included a Zoom link and phone numbers for public participation.

PRESENT: Doug Glaspell, Dave Frank, Barbara Bynum, J. David Reed, Anthony Russo, Gunnison Clamp, Bill Bell, Ann Morgenthauer, Greg Story, Lisa DelPiccolo, William Reis, Ross Valdez, Jim Scheid, Matt Magliaro, Blaine Hall, Shani Wittenberg

GUESTS: Lana Kinsey, Calvin Mier

CALL TO ORDER

Mayor Doug Glaspell called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Youth City Council Representative Gunnison Clamp.

CHANGES TO THE AGENDA

No changes were made to the agenda.

WATER CONSERVATION MONTH PROCLAMATION

Mayor Doug Glaspell and Youth City Council Mayor Gunnison Clamp proclaimed April 2022 as Water Conservation Month in the City of Montrose.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the March 1, 2022 regular City Council meeting.

A motion was made by Dave Frank, seconded by Barbara Bynum, to approve the minutes of the March 1, 2022 regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2581 - SECOND READING

City Council considered ordinance 2581 on second reading, 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 service, skilled nursing facility, and assisted living facility and specify where supportive housing is allowed.

Community Engagement Specialist Ross Valdez provided an overview of proposed changes to the Municipal Code that would increase options for individuals and families experiencing homelessness or at risk of homelessness. The Ordinance would allow supportive housing as a conditional use in the OR, Office Residential District, B-3, General Commercial District, I-1, Light Industrial District, and I-2, General Commercial District. Mr. Valdez stated that the proposed definition of supportive housing does not include homeless shelters.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Ordinance 2581 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2582 - SECOND READING

City Council considered Ordinance 2582 on first reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Niagara Road Addition.

Planner I William Reis reviewed the annexation schedule and the location of the 0.456 acres on the north side of Niagara Road at the intersection with St. Mary's Drive. Mr. Reis stated that the property is within the City's Urban Growth Boundary and within the City of Montrose water and sewer services areas. Mr. Reis reviewed the zoning of the surrounding area and the proposed zoning designation of B-2, Highway Commercial District.

Mr. Reis recommended approval of the annexation and B-2 zoning designation stating that the proposal is consistent with public health, safety, and welfare, City annexation policies, and the Comprehensive Plan.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Anthony Russo, to adopt Ordinance 2582 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2583 - SECOND READING

City Council considered Ordinance 2583 on second reading, an Ordinance of the City of Montrose, Colorado providing for the zoning of the Niagara Road Addition as "B-2" Highway Commercial District. A hearing was held.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Anthony Russo, to adopt Ordinance 2583 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2584 - SECOND READING

City Council considered Ordinance 2584 on second reading, an Ordinance of the City of Montrose, Colorado for the annexation of the Mier Addition.

Planner I William Reis reviewed the annexation schedule and the location of the 14.7 acres northwest of the intersection of Locust Road and 6600 Road. Mr. Reis stated that the property is located within Urban Growth Boundary, Tri County Water service area and City sewer service area. Mr. Reis said that an annexation will allow for future housing development and an annexation agreement is required.

Mr. Reis reviewed the zoning of the surrounding area and the proposed zoning designation of R-3, Medium Density District. Mr. Reis said that the initial proposed zoning of R-4 was changed to R-3 at the request of the applicant. The Planning Commission recommended approval of the R-3 zoning designation on February 23.

Mr. Reis recommended approval of the annexation and R-3 zoning designation stating that the proposal is consistent with public health, safety, and welfare, City annexation policies, and the Comprehensive Plan.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Ordinance 2584 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2585 - SECOND READING

City Council considered Ordinance 2585 on second reading, an Ordinance of the City of Montrose, Colorado providing for the zoning of the Mier Addition as "R-3" Medium Density District.

Public comment was accepted.

Applicant Calvin Mier stated that he appreciated the approval of the annexation and that he intends to move forward with improvements to the property.

A motion was made by J. David Reed, seconded by Dave Frank, to adopt Ordinance 2585 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2586 - FIRST READING

City Council considered Ordinance 2586 on first reading, an Ordinance of the City of Montrose, Colorado, amending Ordinance 2567 which appropriated funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2022. A hearing was held.

Finance Director Shani Wittenberg reported that Ordinance 2586 is a housekeeping measure for the 2022 budget to move \$3.1 million from Internal Service Funds into the Health & Dental Management Fund.

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Anthony Russo, seconded by Barbara Bynum, to pass Ordinance 2586 on first reading as presented. All voted yes. Motion passed.

WEST MAIN REVITALIZATION DESIGN CONTRACT

City Council considered a professional services contract award to KLJ Engineering in the amount of \$367,001.30 for completion of design studies, alternatives evaluations, and civil design associated with the West Main Revitalization Project.

City Engineer Scott Murphy reported that the City received a \$2 million grant from CDOT for improvements to West Main Street from Townsend Avenue to the West Main Bridge, and the improvements address all modes of transportation.

Mr. Murphy reviewed the RFP process and reported that KLJ Engineering received the highest rating. The contract includes traffic studies and outreach to community members and special interest groups. Mr. Murphy said that the majority of the design process will be completed in 2022 and construction will begin in 2023. The 2022 budget includes \$260,000.00 for the design process, and the remainder will be budgeted in 2023. Mr. Murphy stated that 80 percent of the costs are reimbursable by CDOT, and the City's contribution is approximately \$52,000.00.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Dave Frank, to award a professional services contract to KLJ Engineering in the amount of \$367,001.30 for completion of design studies, alternatives evaluations, and civil design associated with the West Main Revitalization Project as presented. Contract award is contingent upon concurrence to award from the Colorado Department of Transportation. All voted yes. Motion passed.

MONTROSE PAVILION CARPET REPLACEMENT CONTRACT AWARD

City Council considered the authorization and award of funds in the amount of \$114,030.64 for the replacement of the carpet within the Montrose Pavilion, including the award of a contract with Carpetrends, Inc. in the amount of \$103,664.22.

Public Works Manager Jim Scheid provided an overview of a project to replace carpet throughout the main event spaces at the Montrose Pavilion. Mr. Scheid reviewed the bid process. The City was able to use government pricing through a cooperative purchasing

agreement, and more material was purchased than was originally anticipated. Mr. Scheid said the contract, including a contingency, was well below the budgeted amount.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to authorize and award funds in the amount of \$114,030.64 for the replacement of the carpet within the Montrose Pavilion, including the award of a contract with Carpetrends, Inc. in the amount of \$103,664.22 as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg gave a sales, use and excise tax report for the month of January 2022. Ms. Wittenberg reported that total sales and use tax collections were up 13.2 percent as compared to January of 2021 with a positive budget variance of 29.9 percent.

Black Canyon Golf Course Update: Deputy City Manager Ann Morgenthaler reported that Black Canyon Golf Course is open, and tee times can be booked online. Ms. Morgenthaler reviewed the hours for the Pro Shop and reported that the restaurant hours will be extended in April.

YOUTH CITY COUNCIL COMMENTS

Youth City Council Representative Gunnison Clamp reported that Youth City Councilors are working with CASA on a clothing drive and are researching options for enhancing resources available to high school students related to continuing education.

CITY COUNCIL COMMENTS

No City Council comments were provided.

MOTION TO ADJOURN

At 6:37 p.m., a motion was made by J. David Reed, seconded by Anthony Russo, to adjourn the meeting with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk




Douglas Glaspell, Mayor