A regular meeting of the Montrose City Council was held on Monday, April 4, 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, Ann Morgenthaler, Greg Story, Lisa DelPiccolo, Shani Wittenberg, Matt Smith, Jim Scheid, Chris Dowsey, William Reis, Kendall Cramer, Matt Magliaro, Ross Valdez, David Bries

GUESTS: Christopher Picon

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.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the March 14, 2022 and March 23, 2022 special City Council meetings and the March 15, 2022 regular City Council meeting.

A motion was made by Barbara Bynum, seconded by J. David Reed, to approve the minutes of the March 14, 2022 and March 23, 2022 special City Council meetings and the March 15, 2022 regular City Council meeting as presented. All voted yes. Motion passed.

HOTEL AND RESTAURANT LIQUOR LICENSE TRANSFER

City Council considered the transfer of a Hotel and Restaurant liquor license at 1413 E. Main Street from Jimmers LLC, doing business as Jimmers, to Black Canyon Werks, LLC, doing business as Jimmers, for consumption on the licensed premises.

Assistant City Attorney Chris Dowsey reported that the application is for the transfer of an existing liquor license to the new owners of Jimmers. Mr. Dowsey stated that the fees have been paid and staff review found no issues that would prevent the transfer of the license.

Applicant Christopher (CJ) Picon stated that he and his father are the new owners of Jimmers and they intend to operate as a family-style restaurant. Mr. Picon said that the majority of their revenues are from the sale from food, and they serve lunch and dinner six days per week.

Mr. Picon reviewed his experience in the restaurant business and said he is aware of laws related to serving minors and overserving intoxicated patrons. Mr. Picon stated that he and several staff members completed the most recent alcohol server training, and the remaining staff members will attend the next class.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to to approve the transfer of a Hotel and Restaurant liquor license at 1413 E. Main Street from Jimmers LLC, doing business as Jimmers, to Black Canyon Werks, LLC, doing business as Jimmers, for consumption on the licensed premises. All voted yes. Motion passed.

RESOLUTION 2022-07

City Council considered Resolution 2022-07, a Resolution authorizing the purchase of real property located at 400 East Main Street and 424 South Second Street in the City of Montrose, Colorado.

Deputy City Manager Ann Morgenthaler reported that Resolution 2022-07 addresses the purchase of two properties and authorizes the City Manager to sign closing documents for the $1.5 million purchase price. Ms. Morgenthaler said that following the purchase, City administrative offices will move to the Main Street location which allows easy public access and provides a vibrant use of an unused Main Street building. Ms. Morgenthaler said that the facade of the Main Street building will be upgraded to fit the character of the downtown area.

Ms. Morgenthaler said that the parking lot acquisition will increase parking options for CMU, the new Police Department building, and the downtown area. The current City Hall will be assessed for renovations and possible future uses after staff relocation. Public Works Manager Jim Scheid estimated the cost of renovations to the existing City Hall to be between $2 million and $8 million.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Anthony Russo, to adopt Resolution 2022-07 as presented. All voted yes. Motion passed.

RESOLUTION 2022-08

City Council considered Resolution 2022-08, a Resolution authorizing the filing of the FY23 Congressionally Directed Spending Request Form.

Community Program Manager Kendall Cramer reported that this item was presented at the work session earlier in the day and reviewed an opportunity to apply for funding for shovel-ready projects. Mr. Cramer stated that application is for $2,090,970.00, with $460,000.00 for extension of the Riverfront trail and $1.63 million for river restoration projects. No grant match is required, and the application deadline is April 8.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by J. David Reed, to adopt Resolution 2022-08 as presented. All voted yes. Motion passed.

ORDINANCE 2586 - SECOND READING

City Council considered Ordinance 2586 on second 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. Ms. Wittenberg stated that adoption of the ordinance does not change the budget amount.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Anthony Russo, to adopt Ordinance 2586 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2587 - FIRST READING

City Council considered Ordinance 2587 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning designation of Tract 4 of the Rosemont Subdivision (Parcel #376727102008) from "MHR" Manufactured Housing Residential District to "B-2A" Regional Commercial District. A hearing was held.

Planner I William Reis reviewed the location of the 1.85 acres adjacent to the existing Cedar Creek RV Park. Mr. Reis stated that the intent of the request is to expand the RV park which is allowed as a conditional use in the B-2A zone. Mr. Reis reviewed the zoning of the surrounding area, rezone criteria, and B-2A zoning designation.

Mr. Reis recommended approval stating that the request meets rezone criteria, meets the intent of the B2-A zoning designation, is in compliance with Comprehensive Plan, and is compatible with existing uses in surrounding area. The Planning Commission recommended approval of the request on March 9.

Mayor Doug Glaspell opened the hearing.

Public comment was accepted. No comments were received.

Mayor Glaspell closed the hearing.

A motion was made by Dave Frank, seconded by J. David Reed, to pass Ordinance 2587 on first reading as presented. All voted yes. Motion passed.

NEW CITY HALL NETWORK INFRASTRUCTURE PURCHASE

City Council considered the purchase of 4 Cisco 9300 48 port PoE switches and licensing from Flair DataSystems Inc. for the total purchase price of $51,676.60.

Information Systems Director Greg Story reported that this purchase is for network equipment for the Wells Fargo building that will become City Hall. Mr. Story recommended approval and explained time constraints associated with acquiring the items. The undesignated General Fund balance will be used to fund the purchase of the four switches.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the purchase of 4 Cisco 9300 48 port PoE switches and licensing from Flair DataSystems, Inc. for the total purchase price of $51,676.60 as presented. All voted yes. Motion passed.

GOLF COURSE DRIVING RANGE NETTING CONTRACT AWARD

City Council considered the authorization of $87,890.00 for the installation of a new driving range net at Black Canyon Golf Course including a contract with West Coast Netting in the amount of $79,900.00.

Public Works Manager Jim Scheid reported that the contract amount includes a 10 percent contingency and the project is included in 2022 budget. Mr. Scheid said that netting has been replaced on two sides of the driving range. This project completes the netting on the third side of the driving range and enhances safety.

Mr. Scheid reviewed the bid process and recommended approval of the contract with West Coast Netting, which submitted the low bid and completed the other portions of the project. Mr. Scheid said the project is included in the 2022 budget and the project cost is approximately $7,000 under budget.

Public Comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to authorize $87,890.00 for the installation of a new driving range net at Black Canyon including a contract with West Coast Netting in the amount of $79,900.00 as presented. All voted yes. Motion passed.

CRACK SEAL MATERIAL PURCHASE AND SOLE SOURCE RECOMMENDATION

City Council considered the purchase of crack seal material from Dissco (Denver Industrial) in the amount of $55,561.00 and a sole source waiver.

Public Works Manager Jim Scheid reported that this purchase is for material that City crews will apply to streets this year. Mr. Scheid recommended approval of the sole source waiver that will allow crews to work with the same material that was used in previous years and works well with the equipment. Mr. Scheid stated that the pricing is comparable to other materials and amounts paid in previous years.

Public Comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the purchase of crack seal material from Dissco in the amount of $55,561.00 and a sole source waiver as presented. All voted yes. Motion passed.

PARKS MOWING CONTRACT AWARD

City Council considered the award of a parks mowing contract to Green & Bearit LLC for the total contract amount of $126,400.00.

Public Works Manager Jim Scheid reported that Green & Bearit has contracted with the City for the past several years for mowing and turf care at 12 City parks. Mr. Scheid reviewed the bid process and stated that Green & Bearit submitted the only bid this year with a slight increase in cost that was anticipated.

Public Comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to award a parks mowing contract to Green & Bearit LLC for the total contract amount of $126,400.00 as presented. All voted yes. Motion passed.

STAFF REPORTS

2022 Municipal Election Update: City Clerk Lisa DelPiccolo reported that Election Day is April 5, and unofficial election results will be posted on the City website and on social media as soon as they become available. Ms. DelPiccolo encouraged citizens to deposit voted ballots in one of the three official ballot drop boxes by 7 p.m. on Election Day.

YOUTH CITY COUNCIL COMMENTS

Youth City Council Representative Gunnison Clamp reported that bins have been place at City Hall, the Community Recreation Center, Celebration Church and Montrose High School for CASA Clothing Drive. Mr. Clamp asked community members to donate clothes for children and young adults. Mr. Clamp said that the Youth City Council will also conduct a river clean up and a street clean up part of Earth Week.

CITY COUNCIL COMMENTS

No City Council comments were provided.

MOTION TO ADJOURN

At 6:42 p.m., a motion was made by Barbara Bynum to adjourn the meeting with no further action taken.

ATTEST:

Douglas Glaspell, Mayor

Lisa DelPiccolo, City Clerk

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