

A regular meeting of the Montrose City Council was held on Tuesday, May 3, 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.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Grace Hotsenpiller, Bill Bell, Ann Morgenthaller, Greg Story, Lisa DelPiccolo, Ross Valdez, Tim Cox, Matt Smith, Blaine Hall, Shani Wittenberg, Chris Dowsey, Jim Scheid, Matt Magliaro

GUESTS: First responders from the Montrose Police Department, Montrose Fire Department and Montrose County Sheriff's Office, Steven Ball, Xochitl Zamora, Monica Zamora, Steve Stevenson, Janet Eckerdt

CALL TO ORDER

Mayor Dave Frank called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

Mayor Pro Tem Barbara Bynum added a First Responders Month proclamation to the agenda as Item 4A.

FIRST RESPONDERS MONTH PROCLAMATION

Mayor Dave Frank, Mayor Pro Tem Barbara Bynum, and the Montrose City Council proclaimed the month of May 2022 as First Responders Month in the City of Montrose. The proclamation was presented to first responders from the Montrose Police Department, Montrose Fire Department, and Montrose County Sheriff's Office.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the April 18, 2022 special City Council meeting and the April 19, 2022 regular City Council meeting.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to approve the minutes of the April 18, 2022 special City Council meeting and the April 19, 2022 regular City Council meeting as presented. All voted yes. Motion passed.

PLANNING COMMISSION APPOINTMENT

City Council considered the appointment of Planning Commission Alternate Steven Ball as a regular member of the City of Montrose Planning Commission

City Clerk Lisa DelPiccolo reported that a vacancy exists on the City of Montrose Planning Commission, and Steven Ball has served as an alternate since September 2021. Ms. DelPiccolo stated that in similar circumstances, the City Council has appointed the alternate as a full voting member and then recruited an alternate. Mr. Ball was present to answer questions from City Council.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to appoint Planning Commission Alternate Steven Ball as a regular member of the City of Montrose Planning Commission. All voted yes. Motion passed.

NEW HOTEL AND RESTAURANT LIQUOR LICENSE APPLICATION

City Council considered a new Hotel and Restaurant liquor license at 1343 Mayfly Drive for Trattoria Di Sofia, LLC, doing business as Trattoria Di Sofia, for consumption on the licensed premises. A hearing was held.

Assistant City Attorney Chris Dowsey reported that the application is for a new Hotel and Restaurant liquor license, and a hearing will be held. Mr. Dowsey stated that the application is in order, the fees have been paid, and staff review found no issues that would prevent the approval of the application.

Applicant Xochitl Zamora introduced herself and her daughter, Monica, and said that she and her husband intend to relocate their restaurant to the Colorado Outdoors development.

Ms. Zamora said that their small family-owned Italian restaurant opened in 2013, and this relocation will allow them to expand the business to add a full bar, a pizza oven, and outdoor seating. Ms. Zamora stated that they held a Beer and Wine license at the previous location and had no infractions. Ms. Zamora stated that she has attended alcohol server training, and all employees will be required to complete the training.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Ed Ulibarri, seconded by Barbara Bynum, to approve a new Hotel and Restaurant liquor license at 1343 Mayfly Drive for Trattoria Di Sofia, LLC, doing business as Trattoria Di Sofia, for consumption on the licensed premises. All voted yes. Motion passed.

RESOLUTION 2022-09

City Council considered Resolution 2022-09 authorizing assignment to the Colorado Housing and Finance Authority of a private activity bond allocation of the City of Montrose pursuant to the Colorado Private Activity Bond Ceiling Allocation Act.

Citizen Engagement Specialist Ross Valdez reported that for the past four years the City of Montrose has assigned its private activity bond allocation to the Colorado Housing and Finance Authority (CHFA) which puts the allocation to use within the community. Mr. Valdez stated that the City's allocation for 2022 is \$1,125,667.00 and reviewed previous projects completed as a result of PAB allocations to CHFA. Mr. Valdez recommended adoption of Resolution 2022-09 stating that CHFA has been a good steward of these resources in the past.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to adopt Resolution 2022-09 as presented. All voted yes. Motion passed.

RESOLUTION 2022-10

City Council considered Resolution 2022-10 setting June 7, 2022 as the hearing date for the 6700 DeJulio Addition annexation.

City Council Ed Ulibarri recused himself stating that he has no financial interest in the transaction, but he is related to the applicants. Mr. Ulibarri left the meeting at 6:23 p.m.

Deputy City Manager Ann Morgenthaler reviewed the annexation schedule and the location of the 9.54 acres north of Sunnyside Road, south of Miami Road, west of 6720 Road, east of the Columbine East Subdivision, and directly in line with 6700 Road. Ms. Morgenthaler stated that the parcel is within the Urban Growth Boundary, is within City of Montrose water service area and is surrounded by City limits. Annexation will allow for future residential development compatible with adjacent parcels and will allow for dedication of the 6700 Road Extension right of way.

Ms. Morgenthaler stated a variation is included in the annexation agreement to allow a minimum lot depth of 90 feet. The proposed initial zoning is R1-A, Large Estate District, which is consistent with adjacent parcels and is intended to provide large single family lots with a semi-rural environment. Ms. Morgenthaler stated that the proposal is consistent with elements of the Comprehensive Plan, most notably the Transportation Plan.

Public Comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to adopt Resolution 2022-10 as presented. All present voted yes. Motion passed.

Mr. Ulibarri rejoined the meeting at 6:31 p.m.

ORDINANCE 2589 - FIRST READING

City Council considered Ordinance 2589 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 4 Chapter 4 Section 24, regarding Planned Development (PD) regulations to clarify the process, consent, and public notice requirements for applications to amend an existing planned development plan. A hearing was held.

Deputy City Manager Ann Morgenthaler reported that the proposed Municipal Code amendment would improve the process for amendments to existing planned developments. Ms. Morgenthaler said that currently an amendment to a PD requires consent of all owners within the PD. Adoption of Ordinance 2589 would require consent of owners within the portion amended. All owners within the PD would receive notice, even those beyond the 100-foot limit. Ms. Morgenthaler stated that the current Code provision is no longer consistent with the Comprehensive Plan and does not meet the needs of developers and the community.

Mayor Dave Frank opened the hearing.

Public Comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Barbara Bynum, seconded by J. David Reed, to pass Ordinance 2589 on first reading as presented. All voted yes. Motion passed.

BEAR CREEK SUBDIVISION FILING NO. 7 FINAL PLAT

City Council considered the Bear Creek Subdivision Filing No. 7 Final Plat to create 32 new residential lots and dedicate rights of way and/or easements.

Planner I William Reis reviewed the location of the 61.13 acres south of Lincoln Road and east of 6300 Road. The property consists of 4.34 acres of residential lots, 2.27 acres of right of way, 1.16 acres of open space and 53.36 acres in an outlot for future development. Mr. Reis stated that the Final Plat creates 32 residential lots within an R-5, Low Density/Manufactured Housing District. Parts of the outlot are within an R-3A, Medium High Density District. Mr. Reis said that the most recent preliminary plat was approved in September 2021.

Mr. Reis recommended approval of the Final Plat with the standard condition.

Public Comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Barbara Bynum, to approve the Bear Creek Subdivision Filing No. 7 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. All voted yes. Motion passed

STAFF REPORTS

Police Department Update: Police Chief Blaine Hall reported that the Latinx Citizens Academy has concluded with 21 participants attending the sessions. Chief Hall recognized Community Engagement Specialist Ross Valdez for contributing to the success of the program. Chief Hall also provided an update on the Public Safety Complex construction project. Community tours will be offered in August.

YOUTH CITY COUNCIL COMMENTS

Youth City Council Representative Grace Hotsenpiller reported that Youth Councilors recently conducted a street clean-up project. Ms. Hotsenpiller said the Youth City Council is also continuing to work on organizing a movie night for high school students, possibly at the Star Drive-In Theater.

CITY COUNCIL COMMENTS

Mayor Pro Tem Barbara Bynum asked City Manager Bill Bell to give an update on the Montrose Mudder event on May 15. Mr. Bell reported that the High School Interact Rotary Club partnered with the two Montrose Rotary Clubs and the Office of Business and Tourism to organize the first annual 5K and obstacle course mud run event. The race will finish at the Montrose Rotary Amphitheater with food trucks and live music. Mr. Bell announced that the Partners Program is also hosting a fundraising event at the Amphitheater on May 7.

Mayor Dave Frank invited the community to a celebration in Centennial Plaza on May 5 acknowledging receipt of the Governor's Award for Downtown Excellence for Chow Down Pet Supplies and the Block 64 improvements.

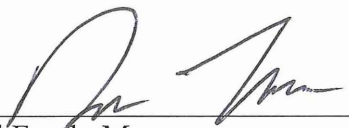
MOTION TO ADJOURN

At 6:50 p.m., a motion was made by J. David Reed to adjourn the meeting with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



David Frank, Mayor

