

CORTEZ CITY COUNCIL
REGULAR WORKSHOP
TUESDAY, JANUARY 22, 2019

1. The workshop began at 5:30 p.m., with dinner being served. Attendance at the workshop included Mayor Karen Sheek, Mayor Pro-tem Orly Lucero, Sue Betts, Jill Carlson, Ty Keel, Mike Lavey, and Gary Noyes. Staff members present were City Planner Tracie Hughes, Director of Planning and Building Sam Proffer, Director of General Services Rick Smith, Management Intern Peyton Heitzman, Director of Public Works Phil Johnson, Chief of Police Roy Lane, City Clerk Linda Smith, City Attorney Mike Green, and City Manager John Dougherty. City Manager Dougherty introduced new Finance Director Ben Burkett. There was one person present in the audience.
2. City Manager Dougherty spoke about the joint meeting that is being scheduled for the County Commissioners and City Council. He stated that one of the County Commissioners cannot attend the March 5, 2019, meeting and he asked if another date would work for everyone. After discussion, Council agreed to keep the March 5, 2019 date and those that could attend would be there.
3. City Planner Hughes stated that the Planning and Zoning Commission had discussion at their last meeting on possibly rezoning Montezuma Park to Open (O) from Neighborhood Business (NB). She stated that staff was directed to move forward on the rezoning process and she asked Council, since the City is owner of the park, if they are o.k. with the move forward. City Planner Hughes spoke about the request from Cortez Retail Enhancement Association (CREA) to install a bandstand in Montezuma Park and explained the various ways in which the bandstand would be allowed, including rezoning the park to Open zone and amending the Open zone to allow bandstands as an allowed use. She spoke about the neighborhood meeting held on December 12, 2018, in which discussion was held on the bandstand being allowed in Montezuma Park and she noted the various comments that had been received on the bandstand. In answer to a question from City Manager Dougherty, City Planner Hughes stated that the public notice has been completed for Planning and Zoning to review the rezoning of Montezuma Park at their February meeting. She noted that there are other parks in the community that are also zoned differently than the Open (O) zone commonly used for parks. In answer to a question from Councilmember Keel, City Planner Hughes stated that if the re-zoning and bandstand were approved, a site plan would need to be completed prior to the installation. She stated that the Cortez Retail Enhancement Association has offered to pay for the bandstand and City Attorney Green explained that if the bandstand is built in the park, it would become part of City property covered under City insurance. Councilmember Carlson stated that the proposal is part of Council's strategic plan of expanding Main Street and Council agreed to move the process forward on rezoning Montezuma Park.
4. Director of General Services Smith spoke about the Recreation Center Natural Gas Contract Modification which is being presented to Council under the regular agenda (item 7g). He explained that the Recreation Center is the only City facility that uses enough natural gas to

allow for purchasing gas at a locked-in rate for British Thermal Units (btu). He spoke about the average price that has been paid over the past few years for natural gas at the Recreation Center and noted that the recommendation is to lock-in the price at \$3.14 per M/btu through December 2021.

5. City Manager Dougherty stated that it has been brought to his attention that daycare is difficult to find in the community and that previously Council held a discussion on daycare with Osprey; however, the zoning did not allow daycare as a use in the area. He stated that daycare could be used as an economic development tool for employers and he asked if Council would like staff to research what other communities have done with daycare issues. He stated that the City already offers a summer program and year-round care may be something the City could offer. Council discussed the idea and asked for more information to be obtained.
6. Mayor Sheek stated that the SHER Task Force and Colorado Air Quality Control Commission is asking local officials for a letter of support regarding air pollution rules currently applied only to the Front Range. She stated that the letter would request that the rules be instituted State-wide. Council held discussion on the request and asked for more information prior to further review.
7. Director of Public Works Johnson stated that the 2018 budget year ended with several projects not completed due to timing issues, weather, or lack of delivery and would therefore need funding split between 2018 and 2019 budgets. He reviewed three funds impacted by the changes to the budget: Refuse (recycling trailer/truck), Street Improvement (Downtown Safety Improvements Project closeout), and Water (PLC/SCADA project completion/distribution system truck) and explained the details of each of the projects and the funding amounts that would need to be included in the 2019 budget. He also spoke about the condition of the 16" transmission line that crosses Highway 145 north of Fairway Drive and the urgent need for replacement. Discussion was held on the need to complete the installation of the transmission line this year rather than wait.
8. Council adjourned to Executive Session at 6:50 p.m., for discussion with the City Attorney for the purpose of receiving legal advice on specific legal questions regarding settlement of litigation, as per C.R.S. Section 24-6-402(4)(b).

No decisions were made during the Executive Session and Council adjourned from the workshop at 7:25 p.m.