

CITY COUNCIL
REGULAR WORKSHOP/SPECIAL MEETING
TUESDAY, APRIL 11, 2023

The City Council Worksession for April 11, 2023, was not held.

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REGULAR MEETING
TUESDAY, APRIL 11, 2023

1. The meeting was called to order in the City Council Chambers at 7:30 p.m., with the Pledge of Allegiance. Roll Call was taken and the following Councilmembers were present: Mayor Rachel Medina, Mayor Pro-tem Arlina Yazzie, Lydia DeHaven, Robert Dobry, Matthew Keefauver, David Rainey, and Dennis Spruell. Staff present included Chief of Police Vernon Knuckles, Finance Director Kelly Koskie, Court Clerk/Administrator Carla Odell, Airport Manager Jeremy Patton, Contract Planner Nancy Dosdall, Community and Economic Development Director Rachael Marchbanks, Library Director Isabella Sharpsteen, Director of Public Works Brian Peckins, Director of General Services Rick Smith, Human Resources Director Matt Cashner, Parks and Recreation Director Creighton Wright, City Clerk Linda Smith, City Manager Drew Sanders, and City Attorney Patrick Coleman. There were six people present in the audience.

Councilmember Dobry moved that the agenda be approved. Councilmember DeHaven seconded the motion and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

2. The Consent Agenda items acted upon by Council were as follows:
 - a. Approval of the Council Worksession and Agenda Minutes for March 28, 2023.
 - b. Approval of the Expenditure List for April 11, 2023.
 - c. Approval of a renewal Fermented Malt Beverage Liquor License for Worldwide Restaurant Corporation, DBA Pizza Hut of Cortez, located at 1119 East Main Street, Cortez.
 - d. Approval of a renewal Hotel and Restaurant Liquor License for La Casita de Cortez LLC, DBA La Casita de Cortez, located at 332 East Main Street, Cortez.

Councilmember DeHaven moved that the Consent Agenda be approved as presented. Mayor Pro-tem Yazzie seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

3. CITIZEN PARTICIPATION – None.
4. PRESENTATIONS – None.
5. PUBLIC HEARINGS – None.

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

a. Letter of Support, Montezuma Heritage Museum. Jeff Brown, Interim Executive Director for the Montezuma Heritage Museum, thanked Council for considering support of a letter which would be included in an application to Region 9 requesting designation of the Montezuma Heritage Museum to become an Enterprise Zone Contribution Project. He explained that donations made up to \$100,000 towards the museum would be given in the form of tax credits. He stated that the museum is currently operating under winter hours open Thursday, Friday and Saturday, noon to 4:00 p.m. and would begin summer hours on May 1st opening Tuesday through Saturday from 10:00 a.m. until 4:00 p.m.

Mayor Pro-tem Yazzie moved that Council authorize the Mayor to sign the Letter of Support for the Montezuma Heritage Museum to become an Enterprise Zone Contribution Project. Councilmember Keefauver seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

b. Letter of Support, Montezuma County Office of Economic Development. Councilmember Dobry recused himself from the discussion and vote noting he is working on this project through his job with the County. City Manager Sanders stated that the letter would support Montezuma County’s application for the Colorado Opportunity Now Grant. The funding received from the grant would help the County create a pilot pathways program designed to develop opportunities for students and workers in the creative and experience industries in Montezuma County. The development of a creative economy workforce would help diversify local industry, support tourism, and establish economic opportunities by providing the necessary skills and knowledge for our youth through mentoring and apprenticeships. City Manager Sanders stated that the City looks forward to supporting the Montezuma County Office of Economic Development in their goals to develop strategies, strengthen the County’s creative economy and help guide our youth into a local workforce with creative well-paying and rewarding jobs. He stated that staff recommends approval of the Letter of Support.

Councilmember Keefauver moved that Council authorize the Mayor to sign the Letter of Support for the Colorado Opportunity Now Grant submitted by the Montezuma County Office of Economic Development. Councilmember Rainey seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	*	Yes	Yes	Yes	Yes	Yes

*Councilmember Dobry recused himself due to a possible conflict-of-interest.

c. Resolution No. 8, Series 2023. Contract City Planner Dosedall stated that Resolution No. 8, Series 2023, approves a site plan for 111 West 1st Street, as submitted by Chris and Kim Lindell. She stated that the property (111 West 1st Street) is located south of the Montezuma Heritage

Museum and is bounded on the west by public parking and to the north and east are developed commercial properties. Directly to the south is a vacant lot Contract City Planner Dosedall stated that a farmers market is not listed as a use in the Land Use Code and no provision is made for seasonal type uses. The definition of a flea market was reviewed and is the closest definition to what the applicants are proposing. Proposed items for sale would include local farm produce, juried/approved artisans, and food trucks. Farm-to-table and similar events with acoustic music may also be held on the property. The applicants are proposing to set up only on the day of the operation, although two trucks may remain on the site when not in operation. The proposal would be seasonal and is planned to be open on Saturdays from 12:00 p.m. to 4:00 p.m., although additional days may be added (different from the Farmers Market currently held on Saturday morning). Additional hours would be required for setup/break down. Information from the agency review process was discussed and it was noted that the applicants have responded to the concerns that were listed. Contract City Planner Dosedall stated that Planning and Zoning reviewed the application on April 4, 2023 and recommended approval with eight conditions. She stated that staff recommends approval of the proposal through Council Resolution No. 8, Series 2023. She noted that there will be no permanent structures on the site and the site is already developed as a parking lot with paving and landscaping. Chris Lindell stated that he feels the location is great for the market and the plan is to offer a market after the Cortez Farmers Market ends at noon and vendors may want to continue through the rest of the day. He stated that he does not have any vendors yet and he is not sure if the market would be open this year. He would like to include food trucks/pop up service as well with the market. He stated that there will be a temporary bathroom available and water and electricity are on site. Future plans may include a plaza of some sort.

Councilmember DeHaven moved that Council approve Resolution No. 8, Series 2023, a resolution approving a site plan for a flea market/farmers market to be located on property located at 111 West 1st Street, zoned Neighborhood Business. Councilmember Dobry seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

8. DRAFT RESOLUTION/ORDINANCES – None.

9. CITY ATTORNEY’S REPORT – None.

10. CITY MANAGER’S REPORT

City Manager Sanders noted the following information:

- Community Listening Sessions on the City of Cortez Land Use Code and Housing Policy will be held on Tuesday April 24–28, 2023, in Cortez City Hall. More information on the meetings is available on the City’s website.
- The flooding within Montezuma County stimulated an opportunity to review and accomplish an update of the emergency operations plan which is now in progress. We are also currently working on an interagency memorandum of understanding (MOU) for mutual aid purposes with Montezuma County and the other municipalities.
- The SW Water Conservation District conference was attended by five individuals from

the City of Cortez on Friday, March 31, 2023 in Ignacio, CO. The informative all-day event addressed many water topics relevant to Cortez; seeking common ground along the Colorado river, west slope-east slope lower and upper basins food and water connections, statewide and regional environmental issues, and the role of communications in a water crisis. The SW Water Conservation District was created by the Colorado General Assembly in 1941 to protect, conserve, use and develop the water resources of the San Juan and Dolores River Basins for the welfare of all the inhabitants.

- The Senior Staff retreat was a success. The City Council retreat is scheduled for April 29, 2023.
- A meeting has been scheduled with the local marijuana retailers on April 17, 2023 at 3 p.m. at City Hall to discuss decreasing revenues within the industry and other concerns they may have.
- A meeting was held with CDOT (Colorado Department of Transportation) regarding South Broadway issues. Local data and input were provided to CDOT, however, a traffic engineering study must first be completed before more can be done. CDOT will address Council in May.
- Two arrests have been made regarding graffiti at the old Walmart building at Cortez Plaza. It was not the infamous “Woozy.”
- An article from The Wall Street Journal titled ‘Auditors failed to flag risks building up to troubled banks’ was reviewed. City Manager Sanders read a quote from Erik Gordan, a University of Michigan business professor which said that ‘The auditors failed to mention the fire in the basement or the box of dynamite on the first floor, but they did point out the peeling paint on the flower box.’ He commented that the City’s staff and auditors are working diligently to confirm that the City’s funds are well cared for.

11. CITY COUNCIL COMMITTEE REPORTS

- a. Mayor’s Report on Workshop. Mayor Medina stated that the Council worksession was not held this evening.
- b. Cortez Historic Preservation Board. Councilmember Dobry stated that the 13th Annual Historic Preservation Day will be held on May 13, 2023, and the highlight will be on auto tourism from the 1950’s and 1960’s.
- c. Childcare Issues. Councilmember DeHaven stated that Teddy Bear Childcare in Dolores has closed their infant center which leaves only one child center left that takes babies.

12. OTHER ITEMS OF BUSINESS – None.

13. PUBLIC PARTICIPATION - None.

14. ADJOURNMENT: Councilmember Dobry moved that the regular meeting be adjourned at 8:02 p.m. Councilmember DeHaven seconded the motion, and the vote was as follows:

DeHaven Dobry Keefauver Medina Rainey Spruell Yazzie

Yes

Yes

Yes

Yes

Yes

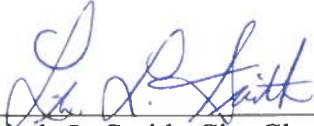
Yes

Yes



Rachel B. Medina, Mayor

ATTEST:



Linda L. Smith, City Clerk

