**CORTEZ CITY COUNCIL**
**REGULAR MEETING**
**TUESDAY, AUGUST 12, 2025**

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 Dennis Spruell, Robert Dobry, Matthew Keefauver, Bill Lewis, April Randle, and Lydia DeHaven. Staff present included: Assistant Parks and Recreation Director Jennifer Bandi, Municipal Court Clerk Carla Odell, Project Engineer Ian Roberson, Interim Chief of Police Andy Brock, Library Director Beth Edson, Airport Director Jeremy Patton, IT Director Jay Rohrer, Contract Housing Coordinator Lisa Bloomquist, Finance Director Randy Bailey, Community and Economic Development Director Rachael Marchbanks, City Planner Jason Armstrong, Community and Economic Development Specialist Helen West, Paralegal Lydia Regalado, City Clerk Danielle Wells, City Attorney Patrick Coleman, and City Manager Drew Sanders. There were 6 members of the public present in the audience.

   Councilmember Lewis moved that Council approve the Agenda as presented for August 12, 2025. Councilmember Dobry seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

2. The Consent Agenda items acted upon by Council were as follows:

   a. Approval of Minutes from the: July 8, 2025, City Council Worksession and City Council Regular Meeting; and July 22, 2025 City Council Worksession and City Council Regular Meeting.

   b. Approval of the Expenditure List for August 12, 2025.

   c. Approval of a Renewal Application for a Brew Pub Liquor License and Outdoor Dining Agreement for Wildedge Brewing Collective, LLC., DBA Wildedge Brewing Collective, Located at 111 North Market Street, Cortez.

   d. Approval of a Renewal Application for a Brew Pub Liquor License from L& D Development, Inc., DBA J Fargos, located at 1209 East Main Street, Cortez.

   Councilmember Dobry moved that Council approve the Consent Agenda. Councilmember Lewis seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

3. PUBLIC PARTICIPATION

   a. Ms. Arlina Yazzie commended the Recreation Center staff for their leadership and the upgraded equipment. Staff has been timely with communication updates and repairs. She also acknowledges the events staff who have been organizing great community events and have done a great job promoting them more effectively. Ms. Yazzie invited council and the public to the Rise Southwest Suicide Awareness Walk on September 13, 2025 from 9am to 1pm. The walk is held to raise awareness and resources for those who experienced loss or are at risk of suicide.

4. PRESENTATIONS: None

5. PUBLIC HEARINGS: None

6. UNFINISHED BUSINESS

   a. <u>Renewal Application of a Retail Liquor Store License</u> for Seven Eighteen Cortez, Inc., DBA Liquid

Assets, located at 718 East Main Street, Cortez presented City Clerk Danielle Wells. The application appears to be complete and all fees were paid. The renewal liquor license was removed from the July 22, 2025 Council meeting due to some circumstances needing further clarification. The Clerk's office spoke with Jarrett Broughton at the Colorado Liquor Enforcement Division and with Mr. Vogel, the owner of Liquid Assets, about the two violations that occurred in the same calendar year. The State's possible sanctions are to close the store for 11 days or close the store for 4 days and the store pay a fine. The fine would be based on the total sales for the month the violation occurred. The Colorado Liquor Enforcement Division will be reviewing the sanctions with Mr. Vogel prior to any agreement being reached and signed. The process for the agreement could take up to six months to complete. The State has stated it would not be revoking Mr. Vogel's liquor license.

Councilmember Lewis moved that Council approve the renewal of the Retail Liquor Store License for Seven Eighteen Cortez, Inc., DBA Liquid Assets, located at 718 East Main Street, Cortez. Councilmember DeHaven seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

b. Mesa Verde Country Visitor Information Bureau Contract Compliance Issue presented by City Manger Drew Sanders. Information and reports for the financial audit from Mesa Verde Country were submitted to the City by Mesa Verde Country on July 31, 2025. Therefore, the City's financial auditors will be able to meet our current, but extended deadline of September 30, 2025. Council discussed the ongoing issue and agreed that some form of change is necessary. Concerns were raised about potential negative impacts on City services if a fine is imposed, possibly resulting in a double loss. While there was general concern with the behavior in question, the preference leaned toward reevaluating the City's relationship with the business rather than enforcing a financial penalty. Ultimately, the Council favored discussing a potential change of contract without imposing a fine. No motion was made.

7. NEW BUSINESS

a. Contract for the 2025 Montezuma-Sligo Drainage Improvement Project - Phase 1 was presented by Project Engineer Ian Roberson. There is need of a qualified contractor to remove and replace the deteriorating and inadequately-sized storm drain infrastructure located west of the intersection of Montezuma Avenue and Sligo Street. The existing infrastructure is insufficient for the volume of stormwater it manages, resulting in ponding on the roadway during significant storm events. For this initiative, designated as Phase 1, the infrastructure along Montezuma Avenue will be expanded to accommodate the surface flows on Montezuma Avenue. Money for the Montezuma-Sligo Drainage Improvement Project is budgeted in the Street Improvement Fund Capital Projects account to cover drainage improvements. The project received two bid submittals. After staff review using the new evaluation tool, RAMCO Developments LLC, a local company, represented the best value.

Councilmember Lewis moved that City Council accept the bid and award the contract for the 2025 Montezuma-Sligo Drainage Improvement Project – Phase 1 to RAMCO Developments, LLC, at its bid price of $121,490.00, and authorize the City Manager to negotiate and sign a contract on behalf of the City for this purpose. Councilmember Spruell seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

b. Letter of Support for the Montelores Coalition was presented by Community & Economic Development Specialist Helen West. Executive Director of the Montelores Coalition Cara Gildar was also present. The organization intends to apply for a $350,000 grant from Greater Colorado

Outdoors/Colorado Parks & Wildlife to sustain core operations and deepen community engagement over the next two years, complete the collaboratively developed Outdoor Recreation and Conservation Plan, and implement some "early wins projects" across the region. If funded, the "early win" implementation projects will occur across jurisdictions throughout Montezuma and Dolores Counties. Proposed implementation projects include: a recreation and conservation strike team to treat weeds, remove derelict fencing, and perform trail and recreation site maintenance. Projects are designed to build trust and working relationships across diverse sectors and reflect our commitment to balancing recreation and conservation. The City is not eligible for this grant funding. Council appreciates the work that the Montelores Coalition does for the surrounding area.

Councilmember Dobry moved that the City Council authorize the Mayor to sign the letter of support for the Montelores Coalition's application for the Regional Partnership Initiative Outdoor Recreation and Conservation Planning, Implementation and Early Wins grant. Councilmember DeHaven seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

c. Letter of Support for the Southwest Colorado Council of Governments/Region 9 presented by Contract Housing Coordinator Lisa Bloomquist and Community & Economic Development Specialist Helen West. The Department of Local Affairs (DOLA) reviewed the City's comprehensive plan and it is missing components that are required since the passing of Senate Bill 24-174. The Southwest Colorado Council of Governments and Region 9 are coordinating an effort with the cities and counties in our area in order to develop a regional template for HNAs that will reduce duplication, minimize administrative burden, and ensure consistent data and reporting across all jurisdictions, regardless of population thresholds. This grant will help mitigate potential costs the City may face in updating the City's housing needs.

Councilmember Randle moved that the City Council authorize the Mayor to sign the Letter of Support for the Southwest Colorado Council of Governments' application for the Housing Planning Grant Program. Councilmember Lewis seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
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| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

d. Authorization for the Mayor to Sign Federal Grant Agreements presented by Airport Director Jeremy Patton. The 2025 Runway Rehabilitation Project is slated to begin in September and run into the spring of 2026 over several phases. The project is funded by 95% federal share, 2.5% state and 2.5% local matches. Some funds are coming from the ARPA grant, left over from the airport parking lot project. These funds must be spent by the end of this year. The total funding of the project is $8,630,070.46 with $352,556.35 of that being funded by the City.

Councilmember Dobry moved that City Council authorize the Mayor to sign the pending Federal Grant Award Agreements for the Cortez Municipal Airport Runway Rehabilitation Project, as they are received. Councilmember DeHaven seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
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| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

e. Runway 3-21 Rehabilitation, Lighting Upgrades, and NAVAIDs Bid Award presented by Airport Director Jeremy Patton. The project in question is highly complex, which ultimately resulted in only one bid being submitted. This was largely due to industry-wide limitations, including staffing shortages, labor constraints, and material availability. The sole bidder is a local contractor with whom the City has a strong working relationship and a proven track record, having previously completed parking lots and runway projects for the City. Their bid was considered fair, and after negotiations, we were able to reduce the cost by approximately $400,000. There was some friction with the FAA regarding approval of a groove cut in the runway, but this issue was addressed during the negotiation process. Accepting this bid allows us to stay on track with our project timeline and supports timely completion.

Councilmember Lewis moved that City Council award the Runway 3-21 Rehabilitation, Lighting Upgrades, and NAVAIDs project to Oldcastle SW Group, Inc., d/b/a Four Corners, in the amount of $8,033,251.97. Councilmember Randle seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

f. Ordinance No. 1335, Series 2025 presented by Airport Director Jeremy Patton. The current hanger owner requested change from personal name to a business name. The hanger is almost complete. There is no physical impact to the City or any issues with the hanger.

Councilmember DeHaven moved that Council approve on first reading Ordinance No. 1335, Series 2025, an ordinance approving the assignment of Eli Tomac's Land Lease and Hangar Development Agreement to Echo Tango3 LLC., and set for second reading and a public hearing on August 26, 2025. Councilmember Spruell seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

g. Ordinance No. 1345, Series 2025 presented by City Attorney Patrick Coleman. City staff needs a three-month extension to the moratorium on Natural Medicine.

Councilmember Dobry moved that City Council adopt on first reading Ordinance No. 1345, Series 2025, an ordinance approving a three-month extension to the current temporary six-month moratorium on the acceptance, processing and approval of applications for licenses or permits for Natural Medicine healing centers, cultivation facilities, product manufacturing, testing facilities, and any other related license or permit involving Natural Medicine to allow the City to finalize the drafting and adoption of local regulations concerning the same. Councilmember Keefauver seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

h. Appointment to the Arts Advisory Board presented by City Clerk Danielle Wells. No appointment was made to the Public Arts Advisory Board at this time, as the candidate was unable to attend the scheduled interview.

8. DRAFT RESOLUTION/ORDINANCES

a. Draft Ordinance Amending the City of Cortez Code to Include Regulations Regarding Natural Medicine presented by City Attorney Patrick Coleman. A draft ordinance was presented to Council with the goal of narrowing its focus and identifying any additional changes prior to the first reading. Several amendments and additions have been requested by Council. Edits regarding Item 12, which addresses driving; Council requests revising the language to ensure facilitators are held accountable without placing undue restrictions on individuals using natural medicine. Regarding Section IV of the land use code, Council suggested that it be categorized similarly to marijuana. Additionally, it was proposed that facilitators should not administer confections or candies. Regulation 3 should be relocated to the section addressing Hospital PUD clarifications. Council expressed interest in holding another meeting—potentially a regular workshop—to carefully review and refine the ordinance before it proceeds to first reading.

9. CITY ATTORNEY'S REPORT: No report given.

10. CITY MANAGER'S REPORT

a. A meeting was held between the Ute Mountain Ute Tribe and the City of Cortez to discuss updating the nearly 40-year-old water treatment and delivery agreement, which expires in about 18 months. Both parties are collaborating on a new 10–20-year contract and exploring improvements to the 21-mile water delivery system. The Tribe continues to work closely with Water Plant Superintendent Randy Hunt to address aging water concerns.

b. On July 31, 2025, City Manager Sanders attended the Region 9 Board of Directors Quarterly Meeting with Finance Director Randy Bailey. Highlights included the release of the regional livable wage study and confirmation that the proposed New Mexico freight rail project is feasible, with potential future expansion to Cortez.

c. The lazy river at the recreation center has been closed since early June due to structural issues with the slide tower. Parks and Recreation staff are prioritizing safety while working with an engineer on necessary repairs. A temporary netting solution has been ordered and is expected to arrive in approximately three weeks. Updates will continue to be shared with the community.

11. CITY COUNCIL COMMITTEE REPORTS

a. Mayor's Report on Workshop

i. Council was introduced to new Park Ranger Jay Dollar. Library Director Beth Edson shared positive updates on rising patronage and expanding library programs. The meeting included an in-depth discussion on marijuana regulations, updates on the City Code and Charter process, and new state legislation. A vacancy on the housing authority board was noted, with hopes for city representation. Concerns were also raised about weed overgrowth along Broadway and key community entry points.

ii. Special Joint Council and Planning and Zoning meeting next week on August 19, 2025 to cover land use code, natural medicine, and marijuana regulations.

b. Other Board Reports

i. Parks, Recreation, and Forestry Advisory Board: Postponed until August 21st, 2025.

ii. Historic Preservation Board: Councilmember Randle reported that the board is working hard to coordinate the code to be same verbiage as the rest of the Charter and Code.

iii. Golf Advisory Board: Councilmember Lewis attended the Aug 8, 2025 golf meeting reporting that revenues are up, rounds are up, and private carts are up to 92. The board is budgeting $50,000 to fix issues with the pond at Hole 16 that is draining into Fairway 10. The Ladies Tee Cup Invitational was today and this weekend is the Pinto Bean Classic.

iv. Councilmember Keefauver noted that he will be unable to attend the special joint meeting.

12. OTHERITEMS OF BUSINESS - EXECUTIVE SESSION

a. Executive Session concerning personnel matters. At 8:46 p.m., Councilmember Dobry moved that Council go into executive session pursuant to C.R.S. Section 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators concerning the City's efforts to select a developer-builder to assist in the City's efforts to develop and build housing and a park on two parcels of land located at the north side of West 7th Street between South Oak Street and South Chestnut Street. Councilmember Lewis seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
|---|---|---|---|---|---|---|
| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Close of Executive Session: Meeting resumed at 9:31 p.m. Those persons participating in the meeting were Mayor Rachel Medina, Mayor Pro-tem Dennis Spruell, Councilmembers Lydia DeHaven, Matt Keefauver, Bill Lewis, April Randle, and Robert Dobry, City Manager Drew Sanders, City Attorney Patrick Coleman, Community and Economic Development Director Rachael Marchbanks, and Housing Coordinator Lisa Bloomquist. No adoption of any proposed policy, position, resolution, rule, regulation or formal action occurred during the executive session.

13. PUBLIC PARTICIPATION: None

14. ADJORNMENT: Councilmember Lewis moved to adjourn. Councilmember Dobry seconded the motion and the vote was as follows:

| DeHaven | Dobry | Lewis | Keefauver | Medina | Randle | Spruell |
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| Yes | Yes | Yes | Yes | Yes | Yes | Yes |

The meeting was adjourned at 9:32 p.m.

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Rachel B. Medina, Mayor

ATTEST:

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Danielle Wells, City Clerk