

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

Council Chambers
300 Hunt Avenue, Alamosa, CO
January 4, 2017

As a full service municipal government, our mission is to enhance the quality of life for our residents, visitors, and businesses. We strive to provide balanced business, employment, recreational, and residential opportunities.

Any person needing reasonable accommodation to attend or participate in a public meeting, please contact the Alamosa City Clerk's office by telephone (719) 589-2593, by email cityclerk@ci.alamosa.co.us, in person at 300 Hunt Avenue, or by mail at POB 419, Alamosa, CO 81101.

7:00 PM - Regular Meeting

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Regular Meeting of the Alamosa City Council was called to order on the above date by Mayor Josef Lucero at 7:00 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Present at roll call: Mayor Josef Lucero, Councilors Jan Vigil, Michael Stefano, Charles Griego, Kristina Daniel and Ty Coleman. Councilor Hensley previously requested to be excused. Also present: City Manager Heather Brooks, City Attorney Erich Schwiesow, and City Clerk Holly Martinez.

III. AGENDA APPROVAL

Councilor Vigil moved, seconded by Councilor Stefano to approve the agenda as presented and to excuse Councilor Hensley. The motion carried unanimously.

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

A. Audience Comments

Dan McCann spoke in regards to the two lane roads in Alamosa.

B. Follow-Up

None.

V. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Griego requested to pull items C.1.a. and C.1.b from Consent and move to Regular Business.

Councilor Daniel moved, seconded by Councilor Vigil to approve Consent Calendar A as amended. The motion carried unanimously.

C.7.a. Approve Minutes of Meeting December 21, 2016

VI. REGULAR BUSINESS

C. Business Brought Forward by City Staff

1. Public Works

a. Award of Bid - 2016 Residential Trash Truck

Councilor Griego asked what the difference between the Peterbilt and the Mack was. Pat Steenburg confirmed that the Mack and Peterbilt are very similar cab and chassis but they have no preference. The additional \$6,000 being asked to be approved is for the trash body itself that is mounted on the cab and chassis. Mr. Steenburg explained why the more expensive Sidewinder trash body is the preferred choice.

b. Award of Bid, 2016 Street Department Tool Truck

Councilor Griego asked for clarification of what the tool truck is. Mr. Steenburg explained what this one is and that it was actually put to bid in March of 2016 and awarded to Town and Country but at the time, Town and Country informed the City that they had given inaccurate information specific to vehicle order deadlines and were told that Ford had ceased production to move to the aluminium frame. Ford is now back in production but since so much time had passed, it was decided to re-advertise for bids, and Town and Country came in as the lowest bid.

Councilor Griego thanked Mr. Steenburg for working with Town and Country. Councilor Vigil concurred with Councilor Griego's statement and also noted that this came in under budget by \$8,000 and the purchase is staying local.

Councilor Griego moved, seconded by Councilor Daniel to approve C.1.a and C.1.b. The motion carried unanimously.

c. Award of Bid - 2016 Golf Course Front Nine Pump Station Upgrade

Pat Steenburg reviewed information with Council. The irrigation pump that supplies water to the front nine holes of the golf course has surpassed its service life and has, over the years, become a maintenance concern for those that operate it. In the event of a pump failure, it would be difficult at best to supply water in a timely manner to the golf course which could potentially cause turf maintenance issues if it were to happen during the heat of the summer. Because of issues specific to our substitute supply plan for the back nine water supply, that water would not be able to be used and the front nine has never been supplied with potable water so the installation of the facilities necessary to complete that project would take some time.

At the October 19th meeting, Council awarded the bid for the pump and the associated controls to Grand Junction Pipe in the amount of \$92,225. This award is for the construction and installation of the intake structure, wet well, slab, and pump house that will house the pump purchased previously.

Councilor Griego moved, seconded by Councilor Vigil to award the bid of the 2016 Golf Course Front Nine Pump Station to RMS Utilities, Inc. in the amount of \$107,650 for the Golf Course Front Nine Pump Station Upgrade. The motion carried unanimously.

d. Consideration of a deviation from existing off-street parking requirements for two proposed facilities within the City of Alamosa.

Pat Steenburg presented information to Council. In reviewing off-street parking requirements for the new Justice Center, Section 21-171 of the Code would require, based on facility specific square footages provided by the County, 760 paved, off-street parking spaces; unreasonable from both a taxpayer cost perspective as well as the difficulties it would present for the management of storm water. The County, based on historical requirements of seven similar facilities designed and built in the region, is making formal request to Council for the approval of a total of 155 off-street paved parking spaces on site, with the agreement to use the 140 space Administration Building and the 94 space Annex Building parking lots for overflow when necessary. Based on information provided by the architect, and an independent review of the 3rd Edition of the Institute of Transportation Engineers Parking Generation Manual, staff feels comfortable that this recommendation of 155 parking spaces is adequate to effectively serve the facility's employees and visitors on all but the odd days of multiple jury trials or similar non-standard uses.

The other requirement is the existing parking requirement for the proposed Ice Rink/Multi-Purpose Facility. As staff makes their way

through the design process, determining all of the City and State Code requirements associated with the facility, a review of the off-street parking requirements was completed and it was determined that compliance with a literal interpretation of our existing code is both unrealistic and inappropriate. Existing Code would require the construction of over 1,000 paved parking spaces, which, based on current estimates, without benefit of engineering design, would cost in the neighborhood of \$1,200,000, or roughly half the cost of the proposed facility, as well as imposing the requirements to manage nearly one quarter million gallons of storm water after a one inch rain event.

Understanding that the City fairgrounds and softball fields have existing dedicated parking, staff recommends that the existing Recreation Center parking lot be expanded by an additional forty parking spaces to accommodate 1 space per 400 square feet of facility for both the Recreation Center and the proposed Multi-Use Facility. If over time it is discovered that the City is lucky enough to have the facility require more parking, the paved area can be expanded further into the fairgrounds parking that we propose to be used for overflow for the time being.

Section 21-173 of the City of Alamosa Code of Ordinances provides Council the ability to increase or decrease the required number of parking spaces in consideration of three factors, one being "unique parking requirements of any non-dwelling uses." In consideration of the foregoing, staff recommends that council allow a deviation from existing code to allow a total of 155 parking spaces for the new Justice Center and 40 new spaces for at the existing Rec center parking lot, for a total of 160 parking spaces for the proposed Ice Rink/Multi-Purpose Facility in combination with the Recreation Center.

Councilor Griego asked of guesstimate of what the extra parking lot would cost. Mr. Steenburg stated that it would be about \$56,000.

Councilor Daniel asked if there is deviation for only these sites or everything. Counselor Schwiesow confirmed this is site specific.

Mayor Lucero confirmed that although the multi-purpose facility is not a reality, that the parking has been considered.

Councilor Coleman addressed his concerns with the county deviation.

Councilor Vigil moved, seconded by Councilor Stefano to relieve the City of Alamosa and Alamosa County from the requirements of Section 21-171 of the City of Alamosa Code of Ordinances as it refers to off-street parking requirements and to approve 155 spaces for the Justice Center and 40 new spaces for the ice rink/multi-purpose facility for a total of 160 spaces in conjunction with the recreation center. The motion carried unanimously.

- e. First Reading, Ordinance No. 1-2017, an ordinance rezoning Montana Azul Estates, Filing No. 5 in its entirety, lying generally north of Tremont Avenue and West of Craft Drive in the City of Alamosa, Colorado, from Commercial Business to Residential Medium.

Pat Steenburg reviewed this ordinance with Council. At the regularly scheduled Council meeting on March 2, 2016, Council approved the final plat for Montana Azul Estates, Filing 5 and a necessary Permitted Used by Special Review to allow single family detached dwellings in a commercial business zone. At that time, it was agreed that to ensure the character of the development CRHDC was creating, a zoning change would be requested to change the zoning of the underlying real property from Commercial Business to Residential Medium. This request is a result of that discussion.

Two zoning change requests were presented to the Planning Commission, one by CRHDC for all the property they still own within the external boundaries of the subdivision in question, and the other by staff, for the lots that have already been sold. Both requests have been unanimously recommended for approval by the Planning Commission with all property owners having been notified as part of the requirements of the Planning Commission hearings advising them of their rights to speak at the hearing and no comments were received.

Councilor Vigil moved, seconded by Councilor Daniel, to approve Ordinance No. 1-2017 on first reading and set for public hearing thereon on Wednesday, January 18, 2017 at 7:00 p.m. or as soon thereafter as the matter may be heard. The motion carried unanimously.

2. City Clerk/Municipal Court

- a. Resolution No. 1-2017; A Resolution Designating the Place for Posting Notices of Certain Public Meetings for Calendar Year 2017

This is the annual resolution that designates the City Hall bulletin board as the official posting place for the year.

Councilor Vigil moved, seconded by Councilor Stefano, to adopt Resolution No. 1-2017. The motion carried unanimously.

D. Committee Reports

None.

E. Staff Announcements

Heather Brooks thanked Public Works and the snow crews for all their hard work

during the past few days with all the snow.

Ms. Brooks also updated Council in regards to IRT and Community Corrections discussions meetings being in the media, meetings will probably be put together to make sure everything was resolved two years ago or if there is still potential items to discuss. She also reminded Council of the upcoming calendar dates:

- Rio Grande Economic Summit is Friday, January 13th.
- Winter Retreat is January 28th.
- and various work sessions that will be upcoming including on the 18th and a few in February as well.

Councilor Griego asked for clarification of the City's snow removal policies. Councilor Vigil clarified what they were as he had also been asked these questions.

COUNCIL COMMENT

Councilor Vigil addressed his concerns of the 3rd street crossroads becoming dangerous.

Councilor Coleman commented on the staff for snow removal thanking them for all their efforts.

ADJOURNMENT

The meeting adjourned at 7:44 p.m.

Holly C. Martinez, City Clerk

Josef P. Lucero, Mayor

**ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION**

Subject/Title:

Approve Minutes of Meeting December 21, 2016

ATTACHMENTS:

Description		Type
D	Minutes of Meeting December 21, 2016	Cover Memo

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

Council Chambers
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II. ROLL CALL

Present at roll call: Mayor Josef Lucero, Councilors Charles Griego, Ty Coleman, Kristina Danial, Jan Vigil, and Liz Hensley. Councilor Stefano previously requested to be excused. Also present: City Manager Heather Brooks, City Attorney Erich Schwiesow, and City Clerk Holly Martinez.

III. AGENDA APPROVAL

Councilor Vigil moved, seconded by Councilor Daniel to approve the agenda as presented and to excuse Councilor Stefano. The motion carried unanimously.

IV. CITIZEN COMMENT

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A. Audience Comments

None.

B. Follow-Up

None.

V. CEREMONIAL ITEMS

A. ASU Proclamation of Appreciation

Mayor Lucero read the proclamation and Council presented it to representatives of Adams State University, Kathy Rogers and Randy Wright.

Ms. Rogers and Mr. Wright commented on their appreciation for the partnership between the City and the University.

VI. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Vigil moved, seconded by Councilor Griego to approve Consent Calendar A as presented. The motion carried unanimously.

C.7.a. Approve Minutes of Meeting December 7, 2016

C.8.a. Receive November Monthly Reports

C.2.a. Receive November 2016 Expenditure Report

VII. REGULAR BUSINESS

B. Business Brought Forward by City Staff

1. City Manager/Legal

- a. Second Reading and Public Hearing, Ordinance No. 21-2016, An Ordinance Establishing A Temporary Moratorium On The Placement Of Certain Manufactured Homes Within The City Of Alamosa Other Than In Mobile Home Parks Through May 30, 2017.

Counselor Schwiesow reviewed this ordinance with Council.

Mayor Lucero opened the public hearing at 7:19 p.m. and asked for those wishing to speak on this ordinance.

Dan McCann spoke in favor of this ordinance.

There being no one else wishing to speak, the hearing closed at 7:21 p.m.

Councilor Vigil asked what the reason was that this caused this issue come about. Counselor Schwiesow explained what happened in relation to cause this issue to arise.

Councilor Vigil moved, seconded by Councilor Hensley to finally adopt Ordinance No. 21-2016. The motion carried unanimously.

C. Committee Reports

Councilor Griego reported on the airport board meeting that he attended.

Councilor Daniel reported on the rec board meeting that she attended.

Councilor Hensley reported on the golf board meeting that she attended as well as the CML Executive Board meeting that she attended.

D. Staff Announcements

Heather Brooks informed Council that for purposes of making the transition in the Finance department, the minutes need to reflect that the City will be working with their banking institutions to remove any signatories that no longer need to be on the accounts and adding Judy Kelloff as the Finance Director.

Holly Martinez informed Council that she was asked to sit on the CAMCA (Colorado Association for Municipal Court Administration) Board and was sworn in on December 9th and will serve in that capacity for two years.

COUNCIL COMMENT

Councilor Vigil asked when the Mini-Retreat for Council is. Ms. Brooks confirmed it is January 28th. He also wished a Merry Christmas and Happy Holidays to everyone.

Councilor Griego asked about the budget amendment for employee benefits and the high claims. Ms. Brooks explained this. Councilor Griego also wished Merry Christmas to everyone.

Councilor Daniel also wished Happy Holidays to everyone and thanked them all for their hard work this year.

Councilor Coleman thanked Council, staff and the residents for the opportunity to have served on Council again this past year.

Councilor Hensley thanked her fellow councilmen, staff and the community for her first year on City Council. She also wished everyone Happy Holidays.

Mayor Lucero also thanked Council for the time commitment they've put into Council throughout the year and thanked staff for all their hard work as well.

ADJOURNMENT

The meeting adjourned at 7:44 p.m.

Holly C. Martinez, City Clerk

Josef P. Lucero, Mayor

**ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION**

Subject/Title:

Award of Bid - 2016 Residential Trash Truck

Recommended Action:

That Council award the 2016 Residential Trash Truck to Elliot Equipment Company of Commerce City, Colorado in the amount of \$242,641 as the lowest bidder for the equipment combination determined by staff to provide the most value to the City.

Background:

The Solid Waste Department maintains several vehicles of varying degrees of age and repair. One item that has been on the Capital Improvement Plan for several years is the replacement of one of these vehicles in our effort to modernize the fleet to minimize maintenance and downtime.

Staff released a request for quotations and received 11 different bids from four different vendors covering three different makes and models of cab and chassis and three different trash body makes and models. Those bids are outlined below for your review and consideration:

2016 Solid Waste Truck Bids			
Truck Make and Model	Body	Price	Vendor
Peterbuilt 320	Python	\$249,750	Kois
	Python	\$249,750	Rush
	GS9000	\$236,186	Rush
	GS9000	\$236,186	Kois
	Sidewinder	\$245,263	Rush
	Sidewinder	\$244,328	Elliot

2016 Mack	Sidewinder	\$242,641	Elliot
2018 Mack	Sidewinder	\$251,275	Elliot
	Python	\$262,132	Bruckner
	GS9000	\$248,567	Bruckner

Review of the bids will daylight the fact that the two bids provided for the Peterbuilt 320/GS9000 trash body are a total of \$6,455 less than the bid recommended for approval by staff. In analyzing these bids, it is quite often difficult, regardless of the time and effort put into the preparation of specifications specific to the equipment being sought, to compare apples to apples. Quite often different types or brands of equipment are bid and it requires a value judgement to be made. In this case, the Mack and the Peterbuilt are both good trucks and should serve the City well, we have operational and maintenance experience with each and have no preference between the two. The trash body, on the other hand, is where staff deviates from the bids. The GS9000 body originated in the northeastern part of the United States and has yet to make much of a presence in this region. We have never seen one in real life, we were not given the opportunity to demo one as we were the other bodies bid, we know nothing about them, nor are there any cities in this area of the country running them that we are aware of. Section 2-181(a)(7) of the City Code states that in determining whether a bidder or offeror is responsible, the quality, availability and adaptability of the materials and services to the particular use required shall be evaluated. It is the opinion of staff that the lack of regional market share, our lack of experience with the equipment from an operational and maintenance perspective, and the possibility of poor after purchase support from the manufacturer make the bids specific to the GS9000 body not responsible and make the Sidewinder body a better choice.

Based on past experience with Nu-Way, the manufacturer of the Sidewinder body, continued exposure to their sales staff, who regularly travel through the valley, and a very successful two week demo of the Sidewinder body staff recommends the purchase of the 2016 Mack with the Sidewinder body from Elliot Equipment Company. \$228,900 was originally budgeted for this purchase, leaving a balance of \$13,741. Staff recommends simply transferring this amount from other line items in the divisional operations budget made available by savings in other areas to make up this deficit.

Issue Before the Council:

Does Council wish to award the bid to Elliot Equipment Company of Commerce City, Colorado as the lowest bidder for the equipment combination determined by staff to provide the most value to the City?

Alternatives:

Council may award the bid to the lowest bidder, award the bid to one of the other bidders, or Council may reject all bids and provide staff further direction.

Fiscal Impact:

Operational savings in other areas of the Solid Waste budget can easily absorb the \$13,741 deficit between the bid price and budgeted funds. This deficit was created by the fact that our trade in, a 2001, Mack MR690P with Rapid Rail Star Trailer system failed to generate the interest we had hoped.

Legal Opinion:

The City Attorney will be present for comment.

Conclusion:

This vehicle replacement was approved as a part of the 2016 Capital Improvement Plan.

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Award of Bid, 2016 Street Department Tool Truck

Recommended Action:

That Council award the 2016 Street Department Tool Truck to Town and Country Automall of Alamosa, Colorado in the amount of \$41,904.99 as the lowest responsible and responsive bidder.

Background:

The Street Department maintains several vehicles and various pieces of heavy equipment. One of the most commonly used is their lift gate truck which is used by the daily maintenance crews for everything from pothole patching to painting to sign maintenance to the hauling of tools and equipment to job sites. The current truck, a 1994 year model, has a standard sized bed, an aging lift gate, and is beginning to experience maintenance issues that are leading to more expensive repairs.

Last march, staff released a request for quotations and received bids from two different dealers. At that time, when Council awarded the bid to Town and Country Automall we were informed that they had given us inaccurate information specific to vehicle order deadlines and were told that Ford had ceased production to move to the aluminum frame. Ford is now back in production but since so much time had passed we chose to re-advertise for the vehicle and received 2 bids, those results are listed below for your review and consideration:

Town and Country Car and Truck Center, Alamosa	\$41,904.99
Spradley Barr Ford, Greeley	\$43,328.00

\$50,000 was budgeted for this purchase, no additional funding will be necessary.

Issue Before the Council:

Does Council wish to award the 2016 Street Department Tool Truck to Town and Country Automall of Alamosa, Colorado in the amount of \$41,904.99 as the lowest responsible and responsive bidder?

Alternatives:

Council may award the bid to Town and County Automall in the amount of \$41,904.99 as the lowest responsible and responsive bidder, you may award the bid to Spradley Barr Ford of Greeley, Colorado in the amount of \$43,328.00, or Council may reject all bids and provide staff further direction.

Fiscal Impact:

\$50,000 was budgeted for this purchase, no additional funding will be necessary.

Legal Opinion:

The City Attorney will be available for comment.

Conclusion:

This purchase was included in the 2016 Capital Improvement Plan.

**ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION**

Subject/Title:

Award of Bid - 2016 Golf Course Front Nine Pump Station Upgrade

Recommended Action:

That Council award the 2016 Golf Course Front Nine Pump Station Upgrade to RMS Utilities, Inc. of Alamosa, Colorado in the amount of \$107,650 as the lowest responsible and responsive bidder.

Background:

The irrigation pump that supplies water to the front nine holes of the golf course has surpassed its service life and has, over the years, become a maintenance concern for those that operate it. In the event of a pump failure, it would be difficult at best to supply water in a timely manner to the golf course which could potentially cause turf maintenance issues if it were to happen during the heat of the summer. Because of issues specific to our substitute supply plan for the back nine water supply, that water would not be able to be used and the front nine has never been supplied with potable water so the installation of the facilities necessary to complete that project would take some time.

At your October 19th meeting, you awarded the bid for the pump and the associated controls to Grand Junction Pipe in the amount of \$92,225, and that pump is scheduled for delivery in the first week of the year. This award is for the construction and installation of the intake structure, wet well, slab, and pump house that will house the pump purchased previously.

Staff released a request for quotations and received two bids, each from local vendors. Those bids are outlined below for your review and consideration:

2016 Golf Course Front Nine Pump Station Upgrade	
Bidder	Cost
RMS Utilities, Inc.	\$107,650
Gardner Excavating, Inc.	\$125,450

Issue Before the Council:

Does Council wish to award the bid to RMS Utilities, Inc., of Alamosa, Colorado as the lowest responsible and responsive bidder?

Alternatives:

Council may award the bid to the lowest bidder, award the bid to Gardner Excavating, Inc., or Council may reject all bids and provide staff further direction.

Fiscal Impact:

\$170,000 was originally budgeted for this project, with the bids coming in higher than expected, the total project cost will be \$199,900. Staff recommends using funds available in another Enterprise Fund Capital budget to make up this deficit. When the bar screen failed at the Waste Water Treatment Plant early this year, the planned lift station SCADA project was deferred to pay for the necessary bar screen replacement. That fund still has more than enough funds to cover this deficit.

We should also see savings in electrical costs for the pump station, the motor being replaced is old enough that its efficiency rating is much lower than newer motors and the inclusion of variable frequency drives will reduce the electrical demand of the motor at startup.

Legal Opinion:

The City Attorney will be present for comment.

Conclusion:

This pump replacement was included in the 2016 Capital Improvement Plan.

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Consideration of a deviation from existing off-street parking requirements for two proposed facilities within the City of Alamosa.

Recommended Action:

Staff recommends that Council allow a deviation from existing code as provided by Section 21-173(d) of the City of Alamosa Code of Ordinances to allow a total of 155 paved, off-street parking spaces be constructed at the proposed Justice Center and to allow the expansion of the existing Recreation Center parking lot to provide a total of 160 parking spaces to accommodate the Recreation Center and the proposed Ice Rink/Multi-Purpose Facility.

Background:

Occasionally, through daily use of the Zoning Code and City Ordinances, inconsistencies, contradictions, or other issues present themselves when the Code is applied. Just as it was determined to be necessary to re-evaluate the off-street parking requirements for restaurants recently, staff has uncovered two more Code requirements that it feels would be appropriate for Council to reconsider. In reviewing off-street parking requirements for the new Justice Center, Section 21-171 of our Code would require, based on facility specific square footages provided by the County, 760 paved, off-street parking spaces; unreasonable from both a taxpayer cost perspective as well as the difficulties it would present for the management of storm water. The County, based on historical requirements of seven similar facilities designed and built in the region, is making formal request to Council for the approval of a total of 155 off-street paved parking spaces on site, with the agreement to use the 140 space Administration Building and the 94 space Annex Building parking lots for overflow when necessary. Based on information provided by the architect, and an independent review of the 3rd Edition of the Institute of Transportation Engineers Parking Generation Manual, staff feels comfortable that this recommendation of 155 parking spaces is adequate to effectively serve the facility's employees and visitors on all but the odd days of multiple jury trials or similar non-standard uses.

The other requirement that has made itself evident is the existing parking requirement for the proposed Ice Rink/Multi-Purpose Facility. As staff makes their way through the design process, determining all of the City and State Code requirements associated with the facility, a review of the off-street parking requirements was completed and it was determined that compliance with a literal interpretation of our existing code is both unrealistic and inappropriate. Existing Code would require the construction of over 1,000 paved parking spaces, which, based on current estimates, without benefit of engineering design, would cost in the neighborhood of \$1,200,000, or roughly half the cost of the proposed facility, as well as imposing the requirements to manage nearly one quarter million gallons of storm water after a one inch rain event.

Staff reviewed the parking improvements provided by several cities with facilities much like we are proposing and determined that the average number of parking spaces provided by the Cities of Durango, Gunnison, Taos, Fraser, and Glenwood Springs is one space per 322 square feet of facility. Many of these parking improvements are intended to provide parking for not only the ice rinks or multi-use facilities, but are intended to also provide parking for city recreational facilities like soccer and softball fields, parks, and swimming pools. With this in mind, and understanding that our fairgrounds and softball fields have existing dedicated parking, staff recommends that we expand the existing Recreation Center parking lot by an additional forty parking spaces to accommodate 1 space per 400 square feet of facility for both the Recreation Center and the proposed Multi-Use Facility. If over time we discover that we are lucky enough to have the facility require more parking we can expand the paved area further into the fairgrounds parking that we propose to be used for overflow for the time being.

Section 21-173 of the City of Alamosa Code of Ordinances provides Council the ability to increase or decrease the required number of parking spaces in consideration of three factors, one being "unique parking requirements of any non-dwelling uses." In consideration of the foregoing, staff recommends that council allow a deviation from existing code to allow a total of 155 parking spaces for the new Justice Center and a total of 160 parking spaces for the proposed Ice Rink/Multi-Purpose Facility.

Issue Before the Council:

Does Council wish to relieve the City of Alamosa and Alamosa County from the requirements of Section 21-171 of the City of Alamosa Code of Ordinances as it refers to off-street parking requirements based on those requirements of regional Cities and Counties with similar facilities?

Alternatives:

Council may relieve the requirements as recommended, Council may adjust the degree of relief for one or both of the proposed projects, Council may choose to deny the request of one or both parties, or Council may choose to deny this request in its entirety and provide staff further direction.

Fiscal Impact:

This request has the potential of saving nearly \$2 million in public funds for parking lot construction as well as those costs associated with the construction of additional storm water facilities.

Legal Opinion:

The City Attorney will be available for comment.

Conclusion:

This request will prompt a comprehensive review of our parking requirements as a part of the zoning code update associated with the completion of the comprehensive plan.

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

First Reading, Ordinance No. 1-2017, an ordinance rezoning Montana Azul Estates, Filing No. 5 in its entirety, lying generally north of Tremont Avenue and West of Craft Drive in the City of Alamosa, Colorado, from Commercial Business to Residential Medium.

Recommended Action:

That Council pass Ordinance No. 1-2017 on First Reading and set it for a Public Hearing on January 18, 2017 as per the unanimous recommendation of the Planning Commission.

Background:

At your regularly scheduled meeting on March 2, 2016, Council approved the final plat for Montana Azul Estates, Filing 5 and a necessary Permitted Use by Special Review to allow single family detached dwellings in a commercial business zone. Staff felt that it was necessary to pursue this course of action in an effort to ensure a steady inventory of property for CRHDC to offer to its customers and this was the only way to keep them on track for spring construction. At that time, it was agreed that to ensure the character of the development they were creating, a zoning change would be requested to change the zoning of the underlying real property from Commercial Business to Residential Medium. This request is the result of that discussion. Two zoning change requests were presented to the Planning Commission, one by CRHDC for all of the property they still own within the external boundaries of the subdivision in question, the other by staff, for the lots that have already been sold. Both requests have been unanimously recommended for approval by the Planning Commission, all property owners have been notified as a part of the requirements of the Planning Commission hearings advising them of their rights to speak at the hearing and no comments were received.

Section 21-76 of the City of Alamosa Code of Ordinances requires for the purpose of establishing and maintaining sound, stable and desirable development within the city, that re-zonings be discouraged and only considered if:

1. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan;
2. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area;
3. The proposed re-zoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the city's comprehensive plan (master plan), and that such rezoning will be consistent with the policies and goals of the plan.

It is staff's opinion that it could be argued that this location meets each of the required conditions for the consideration and approval of a rezoning action. This request will guarantee the future character of the development by preventing any possible commercial concerns developing within the boundaries of the residential area other than those uses allowed by our home based business ordinances.

Issue Before the Council:

Does Council wish to amend the zoning for the entirety of the Montana Azul Estates Filing No. 5 from Commercial Business to Residential Medium as per the unanimous recommendation of the Planning Commission?

Alternatives:

Council may pass Ordinance No. 1-2017 as presented on first reading and set it for a public hearing on January 18, 2017, Council may amend the ordinance as presented, or Council may deny the request with or without providing staff further direction.

Fiscal Impact:

No significant fiscal impact is anticipated.

Legal Opinion:

The City Attorney will be present for comment.

Conclusion:

This zoning change is necessary to protect the rights of the home owners within Montana Azul Estates, Filing 5.

ATTACHMENTS:

Description	Type
▯ Ordinance No. 1-2017	Ordinance
▯ Exhibit	Exhibit

Ordinance No. 1 - 2017

AN ORDINANCE RE-ZONING MONTANA AZUL ESTATES, FILING NO. 5 LYING GENERALLY NORTH OF TREMONT AVENUE AND WEST OF CRAFT DRIVE, IN THE CITY OF ALAMOSA COLORADO FROM COMMERCIAL BUSINESS (CB) TO RESIDENTIAL MEDIUM (RM)

WHEREAS, the property owner of the undeveloped portion of the property described as Montana Azul Estates, Filing No. 5, and the City of Alamosa have filed an application to have said property re-zoned from CB to RM; and

WHEREAS, the adjoining property to the south is zoned Residential Medium; and

WHEREAS all developed property within Montana Azul Estates Filing No. 5 has been developed as residential property; and

WHEREAS, the area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area; and

WHEREAS, the Planning Commission has considered the application in accordance with the guidelines established in Chapter 21 of the *Code of Ordinances of the City of Alamosa, Colorado*, has passed said application on to City Council with a unanimous recommendation that it be approved;

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Alamosa, Colorado:

Section 1. The Zoning District map for the City of Alamosa shall be and is hereby amended to re-zone all of Montana Azul Estates, Filing No. 5, City of Alamosa, Colorado, from CB to RM.

Section 2. General Repealer. All acts, orders, ordinances, resolutions, or portions thereof in conflict herewith, are hereby repealed to the extent of such conflict.

Section 3. Recording and Authentication. This ordinance, immediately upon its passage, shall be authenticated by the signatures of the Mayor and City Clerk, recorded in the City Book of Ordinances kept for that purposes, and published according to law.

Section 4. Publication and Effective Date. This ordinance shall take effect 10 days after publication following final passage. Publication both before and after final passage shall be by the title of this ordinance, which Council determines constitutes a sufficient summary of the ordinance, together with the statement that the full text of the ordinance is available for public inspection and acquisition on the City's website and in the office of the City Clerk.

Section 5. Declaration of Public Interest. This ordinance is necessary to preserve the peace, health, safety, welfare, and to serve the best interest of the citizens of the City of Alamosa, Colorado.

INTRODUCED, READ, AND ORDERED PUBLISHED this 4th day of January, 2017 and a public hearing hereon fixed for January 18th, 2016 at 7:00 PM or as soon thereafter as the matter may be heard.

APPROVED, PASSED, ADOPTED AND SIGNED after public hearing this ____ day of _____, 2017.

CITY OF ALAMOSA

By _____

Josef P. Lucero, *Mayor*

ATTEST:

Holly C. Martinez, City Clerk

