



CITY COUNCIL WORK SESSION
Monday, January 6, 2025 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be [viewed online via livestream](#) and video recordings of the meetings can be viewed on our [YouTube page](#).

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. Schedule time to book this resource, by [emailing the City](#) at least 3 days before the meeting.

1) PLANNING COMMISSION APPLICANT INTERVIEW

A) Delphine Jadot

2) DISCUSSION ITEMS

A) East Main Water and Storm Sewer Replacement Contract Award (20 Minutes)
Staff: City Engineer Scott Murphy

B) Contract Approval for 2025 Fireworks Display (15 minutes)
Staff: Pavilion and Community Events Manager Kathryn Schroer

C) Colorado Department of Human Services Co-Responders Grant Recommendation (15 minutes)
Staff: Deputy Police Chief Tim Cox

D) 2025 Annual Annexation Report and 3-Mile Plan (10 minutes)
Staff: Planner II William Reis

3) GENERAL CITY COUNCIL DISCUSSION

4) STAFF COMMENTS



Application for a Volunteer Board or Advisory Committee

Board you are interested in The planning commission
(Submit separate application for each board – Review attached information on board or committee)

Full Name Delphine Jadot

Home Residence Address 3109 Crows Nest Court, Montrose CO 81401

Mailing Address (if different) N/A

Business Name and Address Team Colorado Living

Job Title Realtor®

Telephone Numbers: Home/Cell 970-393-2770 Work _____

E-Mail Address delphineconsultingllc@gmail.com

If the board applied for requires expertise, please tell us about your qualifications in that area (education, experience, etc.)
My last 2 years have been amazing with the planning commission and I would love to stay on. Community involvement is my passion and enjoy serving my Community.

Why are you interested in serving on this board?
My 2 years experience with my drive to serve my community is why I would like to remain on this board

Will you have any conflicts with the services required of the board being applied for? Yes ☐ No ☒
If yes, please specify _____

What other volunteer boards have you served on?

Board	Dates	Position or Role

What else can you tell us about yourself?

I'm passionate about my community and serving others. As a realtor®, staying in the know and making an impact is crucial.

Include a letter of interest with this application addressed to the Montrose City Council, c/o City Clerk, P. O. Box 790, Montrose, CO 81402-0790. If you submit more than one application, please indicate which board you are most interested in.

Dear Council Members,

I have enjoyed serving on the planning commission over the last 2 years. I initially thought that new blood would be good for the board but many community members approached me and asked for me to remain on.

I love serving my community and learn something new at each meeting. The dedication of City Staff is inspiring and I`d like to stay and continue to make a positive impact in our beautiful community.

I would like to be considered to remain on the planning commission as no one else has applied at this time.

Kindly,

Delphine Jadot
Keller Williams Realty Southwest Associates
(office) 970-765-0578
(cell) 970-393-2770

CONTRACT AWARD CONSIDERATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: December 30, 2024
RE: East Main Utility Replacements Construction Contract Award
CC: William Bell, Shani Wittenberg

Action

Consider the approval of \$4,032,845.50 in expenditures for construction of the East Main Street Water and Storm Sewer Replacement Project. This includes the award of a construction contract to Ridgway Valley Enterprises in the amount of \$3,975,745.50 and a survey and engineering support contract to Del-Mont Consultants in the amount of \$57,100.00.

Background – The Year of Main Street

With over \$9M of infrastructure projects planned for the Main Street Corridor, the City has declared 2025's construction season as "The Year of Main Street." Pending final contractor procurement and contract approvals, 2025 is planned to include the following major projects along Main Street:

- **East Main Water and Storm Sewer Replacements (this contract).** This project will replace aged and undersized waterline and storm sewer infrastructure between Selig and San Juan Avenues ahead of a planned asphalt mill and overlay of the area (see below). The project aims to limit future street cuts of the new overlay, improve water system reliability, enhance fire protection, and improve stormwater drainage. Additional detail on traffic impacts and the project schedule is provided in the sections below. An overview of the utility alignments is also included as Figure 1.
- **East Main Sidewalk Improvements (bidding in February).** This project will improve sidewalk condition, ADA accessibility, and relocate conflicting streetlights on both sides of Main Street from Park to San Juan Avenues. Although this will not replace all sidewalks within this reach, it aims to make drastic improvements to the overall condition and pedestrian mobility of the corridor. Work is scheduled to take place throughout the summer and pedestrians can expect isolated sidewalk closures within active work areas.
- **Townsend to Cascade Median Reconfiguration (bidding in February).** The existing median between Townsend and Cascade Avenues will be reconfigured to provide additional left-turn storage volume on westbound Main Street at Townsend. Traffic queues in this area often backup past the existing turn lane leaving it inaccessible and empty during the protected left turn cycle of the traffic signal. This work will occur in late summer and will include isolated lane shifts/turn lane closures during periods of active work.
- **East Main Mill & Overlay (bidding in February).** Following completion of the utility, sidewalk, and median work, East Main will be finished off with a mill and overlay project. This will plane off the top several inches of existing asphalt and place a new asphalt surface on top. This work will take several weeks to complete in late summer. Traffic control plans will be finalized with the selected contractor but are likely to include single lane closures, lane shifts, and/or or overnight work.

- **West Main Revitalization (currently out to bid).** The City of Montrose was awarded a \$2M grant through CDOT's Revitalizing Main Streets Program to improve pedestrian mobility and aesthetics of West Main Street (SH-90) between Selig Avenue and the Uncompahgre River. This includes relocation of the curblines into existing underutilized parking areas, the addition of bike lanes, widened sidewalks (incl. reclaiming existing rights of way), and boulevard landscaping. All of these improvements are possible while still maintaining the existing four lane configuration of the roadway. Work will take place throughout the summer and motorists can expect multi-block lane and shoulder closures in active work areas. Work will only take place on one side of the street at a time in order to maintain pedestrian connectivity through the project area.

Project Bidding and Associated Expenditures

Construction of the East Main Water and Storm Sewer Replacement Project was put out for bid on November 21st and bids were publicly received on December 19, 2024 from two contractors as summarized in Table 1 below. Bid totals presented include a 15 percent contingency.

TABLE 1
Summary of Bid Results

Contractor	Location	Bid Total
Ridgway Valley Enterprises	Montrose, CO	\$3,975,745.50
Williams Construction	Norwood, CO	\$5,566,184.64

The City has positive experience working with the low bidder Ridgway Valley Enterprises on numerous City capital projects and considers them qualified to perform the work. As a result, it is recommended that the construction contract be awarded to Ridgway Valley Enterprises. It should be noted that the City's local preference policy or best-value rating system would not change the outcome of bidding in this case.

In addition to the award of a construction contract, we are also recommending award of an engineering support and construction stakeout contract to the storm sewer designer, Del-Mont Consultants. This scope of work is budgeted at \$57,100 on an as-needed, time-and-materials basis based on a proposal from the consultant.

Project Schedule and Traffic Control

The utility replacement project is scheduled to start as soon as possible following contract award (late January) and will extend into August of 2025. Although the project extends into August, the contract is setup to perform the highest-impact work (major trenching and work within downtown core areas) as early in the project schedule as possible in order to take advantage lower traffic in the early parts of the year. The contract also includes the following elements aimed to limit impacts to the extent practicable:

- **Lane Closures.** With the exception of isolated nighttime closures during critical tie-ins, the contractor is required to maintain at least one through lane in each direction on Main Street at all times.

- **Side-Street Closures.** Side street closures will occur near their intersections with Main Street during periods of active work.
- **Parking Closures.** In areas where parking closures are required to work along the shoulders of Main Street, these will only be closed one block at a time within the downtown core and only during periods of active work. The general concept is that any displaced customer parking would not need to walk more than one additional block to get to their target business. To the extent possible, any gaps in work lasting four days or longer will require reopening of parking closure areas.
- **Sidewalk Closures.** In general, most work will be taking place outside of the mainline sidewalk areas; as a result, sidewalks are expected to remain open throughout the utility replacement project. Any isolated sidewalk closures that do occur would only occur during periods of active work and would include a pedestrian detour.
- **Driveway Closures.** This project requires the contractor to maintain access to existing driveways throughout construction. Any isolated closures required for utility crossings would only occur during periods of active construction and would be coordinated with the affected business owner.
- **Main Street Events.** City staff will work to coordinate events on Main Street to ensure events can continue relatively unimpeded by construction work. Most notably, the Main Street project area will be fully cleared and the site stabilized for the Fourth of July Parade.
- **Inspection Oversight.** As is the case on all City capital construction projects, City engineering staff will maintain a daily presence on site to inspect constructed infrastructure, ensure traffic control requirements are being met, and coordinate with the public/adjacent property owners as work progresses.
- **Trenchless Installation.** Portions of the waterline are planned to be installed using trenchless (directional drilling) technologies to limit the amount of more-impactful open cut excavations within the project area.

Additional detail on traffic control aspects for the remaining projects (sidewalk replacements, overlay, West Main Revitalization, etc.) will be provided as this information becomes available. In general, contracts for these remaining projects will be setup similarly to limit impacts to the extent practicable.

Project Outreach

Between this and other planned projects, active construction will be taking place on all reaches of Main Street throughout much of 2025. In order to ensure motorists, pedestrians, and businesses are up to speed on the project, the City will be utilizing a targeted outreach program consisting of routine advisories and video updates on social media (incl. the Moving Montrose Forward Capital Projects Webpage, DART, Montrose Lifestyle, City of Montrose pages, etc), "SWAG" materials for businesses to handout, a banner

over Main Street, email updates, DART meeting updates, and targeted business open house meetings. The initial press releases for the *Year of Main Street* are scheduled for the week of January 7, 2025.

Contract Administration and Project Financials

Contract administration, project management, and inspection will be performed by the City of Montrose engineering department with construction stakeout support from Del-Mont Consultants as needed.

Within the 2025 proposed budget, a total of \$2.15M is allocated for this project out of the City's water capital (\$1.5M) and general capital lines (\$650k for stormwater elements). This places the project approximately \$1.9M over the total budget. This overage is primarily a product of the project's complicated and congested nature as well as the contract's constraints on closures, schedule, and traffic control. The cost implications associated with these elements were larger than anticipated when developing the initial budget (which were largely based on the Townsend Waterline Replacement Project bid in 2021). Another contributor to the high cost remains labor challenges specific to utility work. Although the general contracting labor pool has been improving from the lows of the pandemic, crews specializing in underground utility installation of this scale and complexity remain in short supply within the region.

As mentioned above, the project includes \$520k in contingency. The project also includes some inherent contingency in available aggregate quantity (road base and asphalt) that may be unused and could present measurable savings on the project (projects are set up to only pay for what is actually used). Savings due to scope changes are also possible on some upcoming water capital projects. As needed, the actual overage would come out of available fund balance within the City's respective capital budgets which may include the need for a budget supplement at the end of the year depending on how projects ultimately turn out.

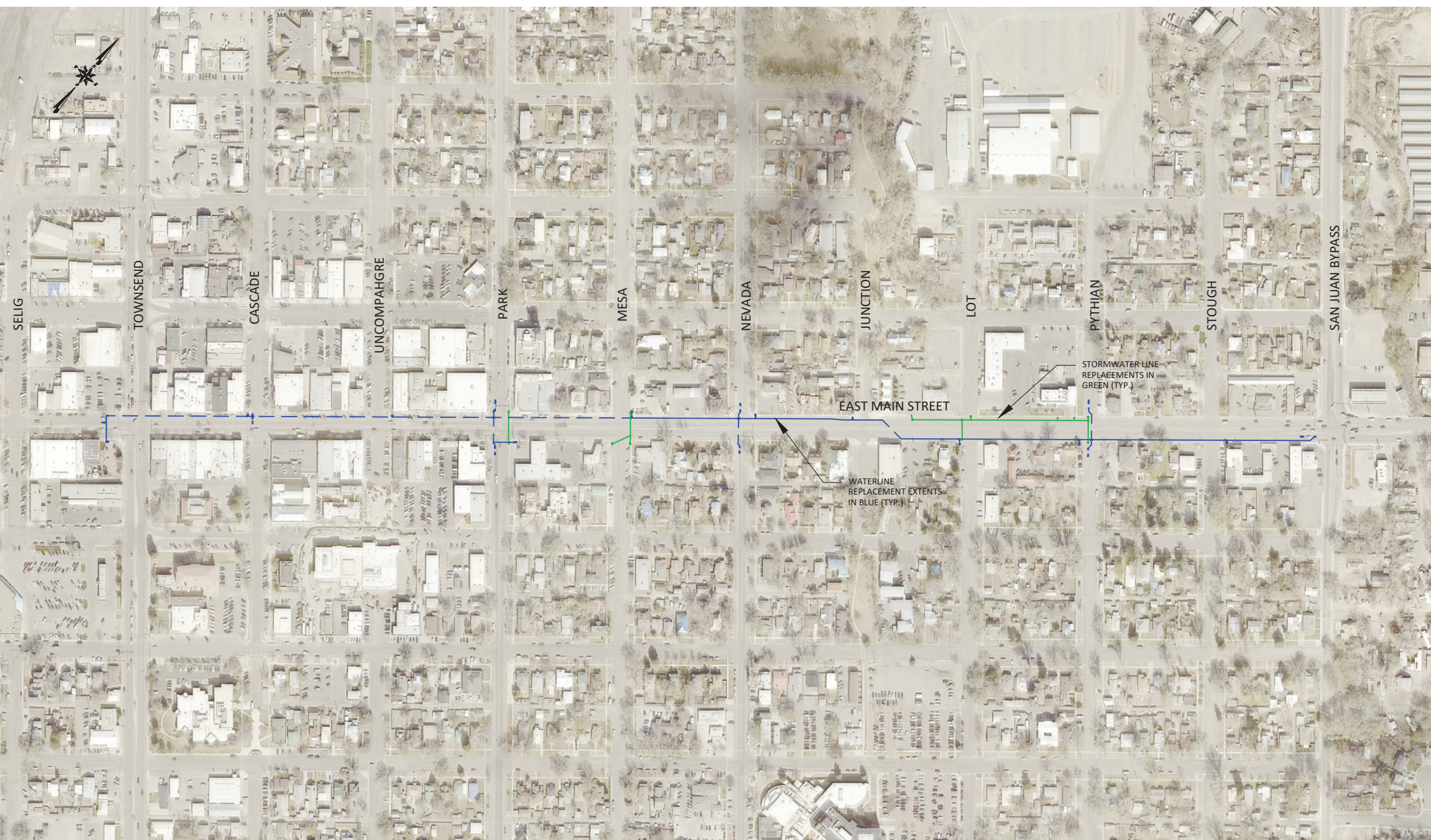


Figure 1: Utility Alignment Overview



CITY OF MONTROSE

COMMUNITY EVENTS

MEMO

DATE: January 6, 2025
TO: City Council
FROM: Kathryn Schroer, Pavilion and Community Events Manager
RE: 2025 Firework Budget Approval

The fireworks display for the 2025 July 4 event has exceeded the initial budget allocation and now requires Council approval to proceed with the increased funding.

Background:

Based on prior years, the original budget for the 2025 July 4 fireworks display was \$35,000. However, the total projected cost has risen to \$78,000 due to several key factors: inflation, advancements in pyrotechnic technology, and the need for essential equipment upgrades to maintain safety and enhance the display's effectiveness. These increased costs are necessary to ensure a high-quality, dynamic display that meets the community's expectations and aligns with current events' standards.

Conclusion:

Due to these changes, approval is being requested to increase the budget from the original \$35,000 to \$78,000. This additional funding will ensure that Montrose's fireworks display meets community expectations and contributes to the overall success of the July 4 event. The upgraded display is expected to create a memorable experience for attendees, reinforcing the City's commitment to providing high-quality community events.



Agreement For Services

This Agreement ("Agreement") is made and entered into this Fourth day of December, 2024 by and between the City of Montrose ("City") and Tri-State Fireworks, Inc. ("Contractor").

WHEREAS, City desires to retain Contractor to perform Services set forth in this Agreement; and

Whereas, Contractor desires to provide those services to City.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

- 1. Scope of Services.** City agrees to retain Contractor to provide Fireworks Display on July 4, 2025. Contractor warrants and represents that it has the requisite authority, capacity, experience, and expertise to perform the Services in compliance with the provisions of this Agreement and all applicable laws and agrees to perform the services on the terms and conditions set forth herein.
- 2. Compensation.** City agrees to pay Contractor a sum of Seventy-Seven Thousand Five Hundred Dollars (\$76,500). City shall pay contractor for goods and services in two equal installments of Thirty Eight Thousand Two Hundred Fifty Dollars (\$38,250). "Initial Payment" and "Remaining Balance" Invoices will be sent on January 1, 2025 and July 5, 2025. Payment terms are net 30 days. Unpaid accounts are subject to a 1 1/2% interest charge per month after fifteen days.
- 3. Term.** The Term of this Agreement shall be for one July 4, 2025 fireworks display in Montrose, Colorado.
- 4. License or Permits.** Contractor will obtain federal and state license or permits required to execute the pyrotechnic display contemplated herein. City shall pay fire department fees or other City permits associated with the execution of display. Contractor shall provide all necessary information; proof of insurance in accordance with paragraph six below, and other items required by the licensing authorities for issuance of such fire department permit.
- 5. Independent Contractor.** The parties agree that the Contractor shall be an independent contractor and shall not be an employee, agent, or servant of the City.

Contractor is not entitled to workers' compensation benefits from City and is obligated to pay federal and state income tax on any money earned pursuant to this Agreement.

6. Insurance Requirements.

A. Comprehensive General Liability Insurance. Contractor shall procure and keep in force during the duration of this Agreement a policy of comprehensive general liability insurance insuring Contractor and naming The City of Montrose and others requested by the City of Montrose, as additional insured against any liability for personal injury, bodily injury, or death arising out of the performance of the services with at least Two Million Dollars (\$2,000,000) general aggregate and One Million Dollars (\$1,000,000) each occurrence, and excess/aggregate of Four Million Dollars (4,000,000) each occurrence.

B. Comprehensive Automobile Liability Insurance. Contractor shall procure and keep in force during the duration of this Agreement a policy of comprehensive automobile liability insurance insuring Contractor and naming the City of Montrose and others requested by the City of Montrose against liability for personal injury, bodily injury, or death arising out of the use of motor vehicles and covering operations on or off the site of all motor vehicles controlled by Contractor which are used in connection with the Project, whether the motor vehicles are owned, non-owned, or hired, with a combined single limit of at least One Million Dollars (\$1,000,000) and excess/aggregate of Four Million Dollars (4,000,000) each occurrence.

C. Terms of Insurance. Insurance required by this Agreement shall be with companies qualified to do business in the State of Colorado with a general policyholder's financial rating of not less than A+3A as set forth in the most current edition of "Best's Insurance Report" and may provide for deductible amounts as Contractor deems reasonable for the Services. No such policies shall be cancelable or subject to reduction in coverage limits or other modification except thirty (30) days prior written notice to City.

(ii) The policies described in subparagraphs A and B above shall be for the mutual and joint benefit and protection of Contractor and City. Such policies shall provide that City, although named as an additional insured, shall nevertheless be entitled to recovery under said policies for any loss occasioned to it, its employees, agents, subcontractors, or business invitees. Such policies shall be written as primary policies not contributing to and not in excess of coverage City may carry.

D. Workers' Compensation and Other Insurance. During the term of this Agreement, Contractor shall procure and keep in force workers compensation insurance and all other insurance required by any applicable law.

7. Indemnification. Contractor hereby covenants and agrees to Indemnify, save, and hold harmless City, its employees, and agents from any and all liability, loss, costs, charges, obligations, expenses, attorney's fees, litigation, judgments, damages, claims, and demands of any kind whatsoever arising from or out of any breach of contract or negligent act or omission

or other tortious conduct of Contractor, its officers, employees, or agents in the performance or nonperformance of its obligations under this Agreement.

8. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and venue shall be in the County of Montrose, State of Colorado.

9. Assignability. Contractor shall not assign this Agreement without City's prior written consent.

10. Binding Effect. This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective heirs, personal representatives, successors, and assigns.

11. Survival Clause. The "Indemnification" provision set forth in this Agreement shall survive the completion of the Services and the satisfaction, expiration, or termination of this Agreement.

12. Severability. In the event a court of competent jurisdiction holds any provisions of this Agreement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

13. Termination. This Agreement shall terminate at such time as the work described in the Scope of Services is completed and the requirements of this Agreement are satisfied. If the City terminates the contract within one hundred twenty (120) days of the date of the display, the Contract may retain the deposit but no further compensation shall be paid by the City. Prior to the scheduled display date, It is agreed that the City may request postponement of the display to a mutually agreed upon future date within the 2025 calendar year

14. Postponement/Cancellation. It is agreed and understood by and between the parties hereto that Contractor shall have sole, exclusive and final determination of the suitability of the weather conditions at the time of the display, and in the event Contractor should determine that the weather conditions are such that an unsafe or hazardous condition may exist, Contractor shall have the exclusive right and option to postpone the starting time of the display and/ or delay the display in its entirety, until conditions have improved and are appropriate for the safety of all involved, or until the alternative, mutually agreed upon, inclement weather date of July 5, 2025.

A. If the displayed is cancelled pursuant to paragraph (14) above, the City may request postponement of the display to a mutually agreed upon future date within the 2025 calendar year, additional set-up charges may apply. In the event the display cannot be postponed, the Contractor is entitled to retain the deposit made by the City, but no further compensation shall be paid.

15. Headings. Paragraph headings used in this Agreement are for convenience of reference and shall in no way control or affect the meaning or interpretation of any provision of this Agreement.

16. Entire Agreement. This Agreement contains the entire agreement of the parties relating to the subject matter hereof and, except as provided herein, may not be modified or amended except by written agreement of the parties.

By: Joe Gray

Tri-State Fireworks, Inc

By: _____

City of Montrose



CITY OF MONTROSE MEMO

TO: Honorable Mayor and Members of the City Council
FROM: Tim Cox, Deputy Chief
DATE: January 6, 2025
RE: Colorado Department of Human Services (CDHS) Co-Responder Grant

ATTACHMENTS:

- Exhibit A: Resolution 2025-01

City Council Consideration:

City of Montrose Police Department staff is seeking approval from City Council to apply for a Colorado Department of Human Services (CDHS) Co-Responder Program Grant. The grant request is for up to \$301,000 and will be used to sustain the Behavioral Health Co-Responder program with Axis Health. Together, law enforcement and a co-responder provide joint secondary response on calls for service where behavioral health appears to be a relevant factor.

Background:

Since the inception of the Co-Responder program, funding has been provided through the Center for Mental Health, which is now Axis Health. As of December 4th, 2024, the grant for this program now needs to be applied for and granted to a governmental agency. The current program which has been funded through the state Behavioral Health Administration will no longer receive funding as of July 1, 2025. Due to an existing Co-Responder program such as ours (partnerships with Axis Health, Montrose County Sheriff's Office, Delta County Sheriff's Office, and the Delta Police Department) we are a funding priority for this grant. This program has been instrumental in providing behavioral resources for community members, improving community safety, reducing custodial arrests and use of force incidents, and saving lives within our community.

This grant would be a pass through from the City of Montrose to Axis Health, and if we are approved for this Co-Responder grant, it would help fund Co-Responders/Case Managers in the City County of Montrose and the City and County of Delta. If awarded, the grant period begins on July 1, 2025 and runs through June 30, 2026.

The application due date for this grant is January 10, 2025, which is the reason for the quick turnaround from a City Council Work Session (January 6th) to a City Council Regular Meeting (January 7th).

Financial Considerations:

The maximum request for this grant opportunity is \$301,000, with no match required. The City would act as a pass through for this grant, and the funding would be directed to Axis Health.

Recommendation:

City Staff recommends approval by City Council to authorize the submission of a Co-Responder program grant through the Colorado Department of Health Services. This grant would be instrumental in providing continued behavioral resources for community members, improving community safety, reducing custodial arrests and use of force incidents, and saving lives within our community.

RESOLUTION NO. 2025-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AUTHORIZING THE FILING OF A CO-RESPONDER PROGRAM GRANT TROUGH THE COLORADO DEPARTMENT OF HUMAN SERVICES.

WHEREAS, the City of Montrose, Colorado, desires to apply for grant funding on behalf of Axis Health to continue the Behavioral Health Co-Responder program through Axis Health; and

WHEREAS, the City of Montrose is committed to providing behavioral resources for community members, improving community safety, reducing custodial arrests and use of force incidents, and saving lives within our community; and

WHEREAS, the City of Montrose requests a Co-Responder Grant, established by the Colorado Department of Health Services (“CDHS”) in an amount up to \$301,000 to fund the Behavioral Health Co-Responder Program; and

WHEREAS, the City of Montrose is not required to submit a match for the grant request; and

NOW THEREFORE, be it resolved by the City Council of the City of Montrose, Colorado as follows:

Section 1. The City Council of the City of Montrose directs the City Manager, and City Staff, to act in connection with the Co-Responder Program grant through CDHS and to provide such additional information as may be required by CDHS.

RESOLVED AND ADOPTED this 7th day of January, 2025, by the City Council of the City of Montrose.

CITY OF MONTROSE, COLORADO

J. David Reed, Mayor

ATTEST

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: January 6, 2025
RE: City of Montrose 2025 Annual Annexation Report and 3-Mile Plan

ATTACHMENTS:

- Exhibit A: Maps

City Council Consideration:

Review the City of Montrose 2025 Annual Annexation Report and 3-Mile Plan, as stipulated by Colorado State Statutes.

Background:

Please find attached the City of Montrose 2025 Annual Plan of Annexation and 3-Mile Plan, as stipulated by Colorado State Statutes. The Plan contains verbal policies and maps to illustrate annexation priorities, eligible enclave annexations, existing city limits, growth areas, and transportation routes. The Plan will fulfill the statutory requirement to have a “plan in place” to annex new properties in 2025.

Schedule:

January 6, 2025	City Council Work Session
January 8, 2025	Planning Commission Presentation
January 22, 2025	City Council Presentation



**CITY OF MONTROSE
2025
ANNUAL ANNEXATION PLAN AND REPORT &
THREE-MILE PLAN**

Nature of Plan

This plan generally describes the proposed land uses, location, character, and extent of utility and street infrastructure and service to within 3 miles of the City of Montrose, herein referred to as “City,” as required by CRS §31-12-105(1)(e).

The City of Montrose Envision 2040 Comprehensive Plan, as adopted in June 2021, shall be incorporated into this Plan. Master Plans of federal agencies or the County of Montrose, and Montrose County Airport for any public lands under their jurisdiction within the boundaries of the attached 3 Mile Plan map of the City of Montrose shall also be referenced as part of the City of Montrose 3 Mile Plan, except to the extent where inconsistent with City ordinances, regulations, and components in this plan. See Exhibit A.

Annexation Policy

In general, the City of Montrose will annex from the center of the City out into the Growth Areas within the Growth Boundary and 3 Mile Plan. The City will consider areas and properties as requested by property owners for annexation. Qualified enclaves, City owned property, areas expected to develop as urban with City influence, and areas with City utilities or capacity to serve, will also be considered.

Priority for Annexation in 2025

As a matter of establishing priority for annexation in the year 2025, the City shall consider annexation of the following properties subject to the statutory limitations as provided above, and areas that can meet statutory eligibility requirements as set forth in CRS §31-12-104 and CRS §31-12-105.

- (1) **Private land owner request.** For private parties meeting the statutory requirements.
- (2) **Properties served adequately and properly by City utilities.**
- (3) **Highway Corridor properties** south on Highway 550, north on Highway 50, east on Highway 50, and west on Highway 90 where it is feasible to serve such

properties with existing infrastructure or where adequate infrastructure could generally be extended to serve such areas.

- (4) **Existing enclaves** as identified in red on the attached Exhibit B.
- (5) **Growth Areas**, as identified on Exhibit C.

City Utility Infrastructure

Annexations shall be subject to existing City policy, as may be amended, and the City Comprehensive Plan. The extension of City utilities and services to such properties shall be in accordance with the Official Code of the City of Montrose, Chapter 3-5 and Chapter 11-4.

Additionally, potable water service shall be in accordance with the Water Service Area Agreements as executed between the City and the Tri County Water Conservancy District, the City and the Menoken Water District, and the City and the Chipeta Water District. The respective service areas are delineated in the attached Exhibit D.

The extension of sewer service shall also be in accordance with the 201 Plan and the 208 Area Waste Management Plan (“Waste Water Service and Treatment Agreement”) as executed by the City, the County of Montrose, and the West Montrose Sanitation District, as amended from time to time.

The City regularly plans for and implements the upsizing and improvement of existing sewer and water lines. The majority of sewer and water line extensions are precipitated by growth through residential, commercial, and industrial subdivision.

The City’s current and planned utilities infrastructure is discussed in the 2021 City of Montrose Comprehensive Plan (Chapter 10).

Road Infrastructure

Major Highways within the City of Montrose are: Highway 50 to the north and east, Highway 90 to the west and Highway 550 to the south. The City shall generally adhere to its Transportation Plan as included within the City Comprehensive Plan. Current and proposed roads and streets are shown in the City of Montrose Comprehensive Plan (Chapter 6), and in the County’s road and bridge map and plan (Exhibit E).

Parks, Trails, and Open Space

“Encourage and facilitate a variety of public parks, trails, and recreation opportunities in strategic locations”, a guiding principle of the City of Montrose Comprehensive Plan (Chapter 8), acts as a guide to the development of a linked, cohesive park and open space system. The Parks Master Plan (Exhibit F) illustrates the locations of regional, community and neighborhood parks currently existing in the City of Montrose, and the conceptual areas where future parks are needed to address current deficits and meet projected needs over the next 10 to 20 years.

The map titled, "Recreation Trail Alignments," (Exhibit G) shows existing and proposed recreation trails throughout the City.

City and Public Utilities

- (1) Electrical Power – Delta Montrose Electric Association
- (2) Telephone and Internet Access – Spectrum, Elevate Fiber, and other services
- (3) Natural Gas – Black Hills Energy available in the City, and in the fringe areas of the City
- (4) Cable Television and Internet Access – Spectrum, DMEA, Elevate Fiber, and others
- (5) Sewer – Available in and near the City, by the City of Montrose. Available in the West Montrose Sanitation District. City sewer is extended as per City Ordinances. The City's 201 and Region's 208 Plan are hereby incorporated by reference.
- (6) Trash Collection – City trash service and recycling services are provided within the City to Sanitation customers. Private trash collection services operate both outside and within the City. The Montrose Area Landfill and other recycling facilities are privately operated.
- (7) Water Service – Potable water service within the 3 Mile Area is provided by the City of Montrose, Tri-County Water Conservancy District, Menoken Water District and the Chipeta Water District within their respective service areas as provided by the agreements between the parties.
- (8) Transportation Service – No transportation services are provided by the City of Montrose, other than streets, sidewalks, and multi-use trails. All Points Transit currently provides public transportation services.

General Provisions

- (1) To the extent that any item mentioned in CRS §31-12-105(1)(e) is not reflected in the documents, maps and plans included as a part of this plan, this plan should be construed to mean that these types of facilities are not provided.
- (2) Proposed land uses are residential and agricultural, except as otherwise shown or provided by City zoning, land use plan, or the Comprehensive Plan.

Annexations in Past Three Years

2022 Additions

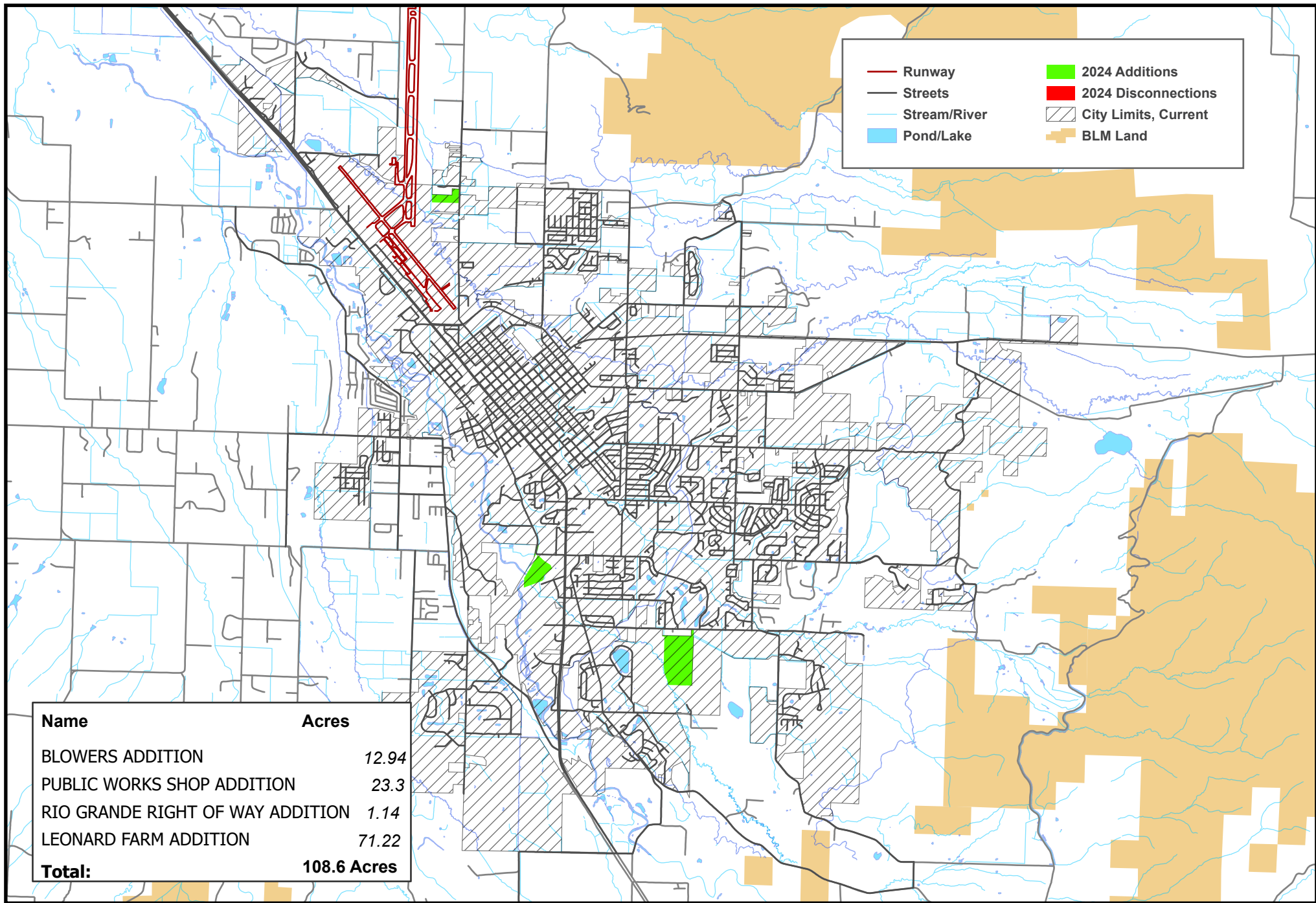
Name	Acres
Niagara Road Addition	0.38
6700 Dejulio Addition	9.30
Mier Addition	14.67
Hilltop Annexation North	10.01
TOTAL	34.36

2023 Additions

Name	Acres
Fulks Disconnection	-25.82
Klein Addition	1.00
Blowers Disconnection	-0.43
Sunset Village Addition	10.01
Dry Cedar Creek II Addition	5.06
Osprey Addition	9.53
Bluff Harbor Lot Addition	0.72
TOTAL	0.07

2024 Additions

Name	Acres
Blowers Addition	12.94
Public Works Shop Addition	23.3
Rio Grande Right of Way Addition	1.14
Leonard Farm Addition	71.22
TOTAL	108.6



City of Montrose 2024 Annexations

Scale: 1:70,000

10.50 1 2 3 4 5 6 Miles

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Exhibit A
City of Montrose
Three Mile Boundary

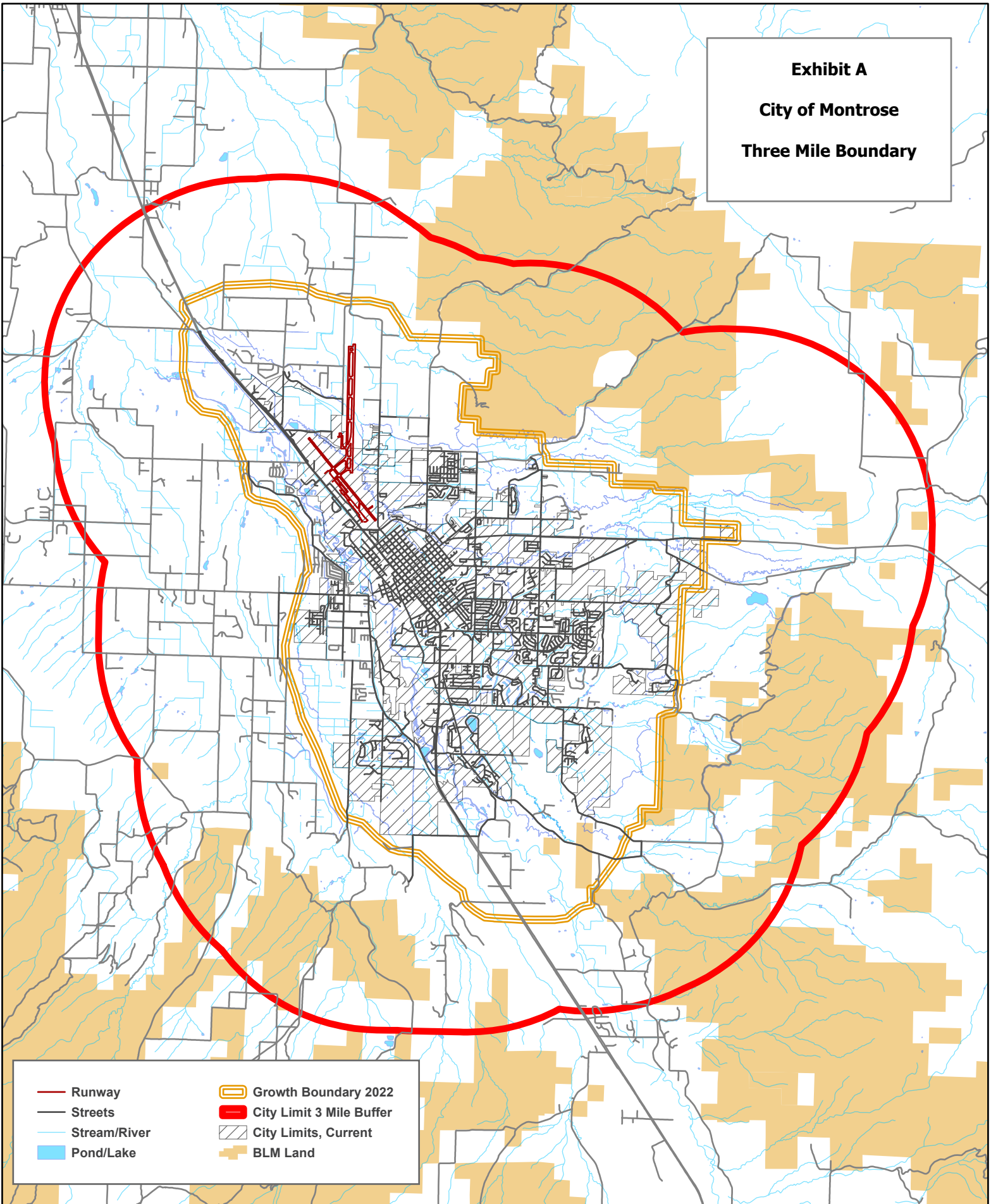


Exhibit A City of Montrose 3 Mile Boundary Map

Scale: 1:118,000

1 0.5 0 1 2 Miles

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Exhibit B

City of Montrose

Eligible Enclaves in 2025

Total: 40 Enclaves

Approximately: 565 Acres

- Runway
- Streets
- Stream/River
- Pond/Lake
- Enclave
- Growth Boundary 2023
- City Limits, Current
- BLM Land



Exhibit B City of Montrose 2025 Eligible Enclaves

Scale: 1:75,000

1 0.5 0 1 Miles

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GROWTH AREAS*

MAP 5.2

-  City Limits
-  2005 IGA Referral
-  Urban Growth Boundary
-  Growth Area 1
-  Growth Area 2
-  Growth Area 3

* A Growth Area is an area identified for future development based on a framework for guiding growth in an incremental manner.

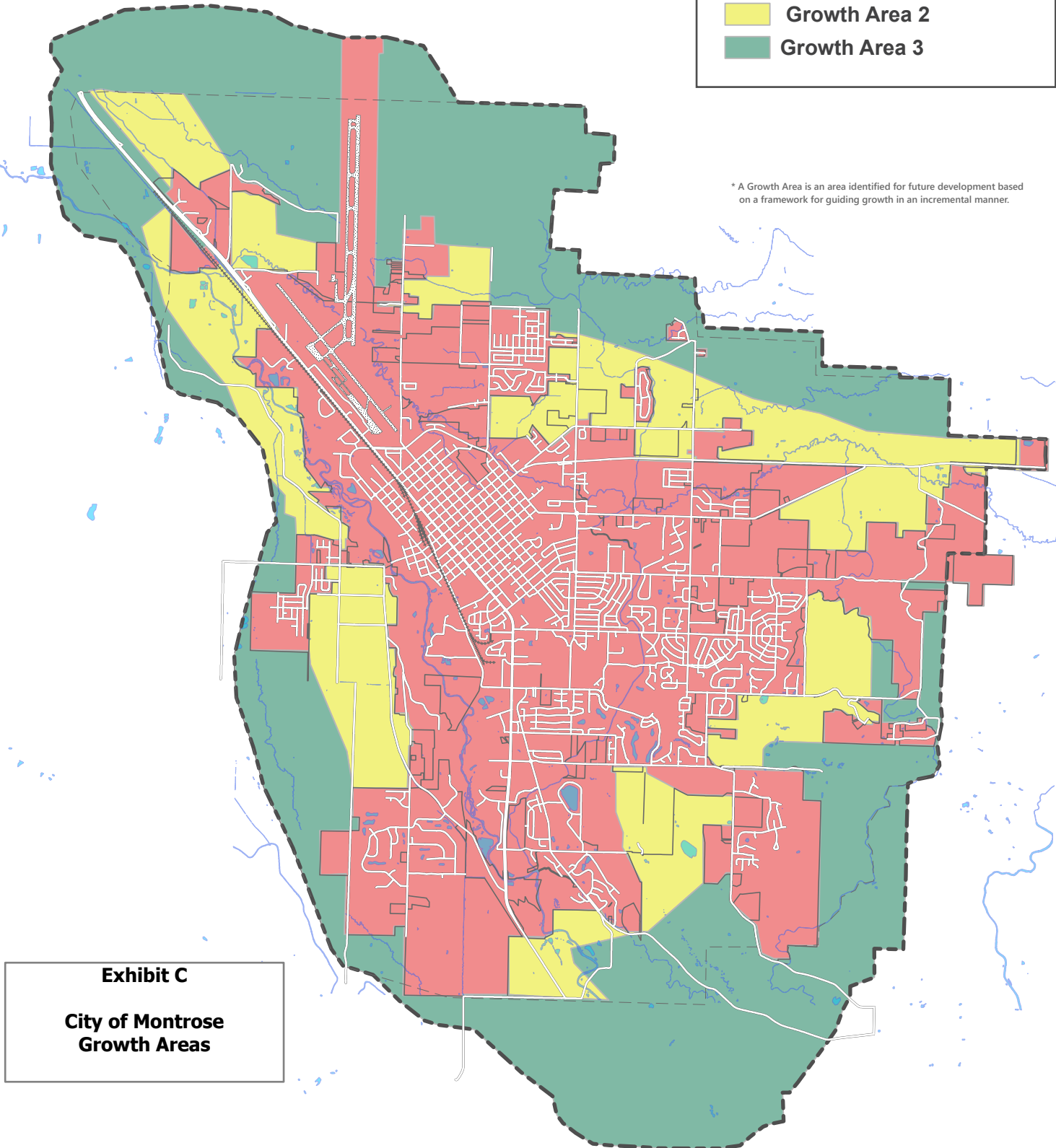


Exhibit C

City of Montrose Growth Areas



Exhibit C City of Montrose Growth Areas

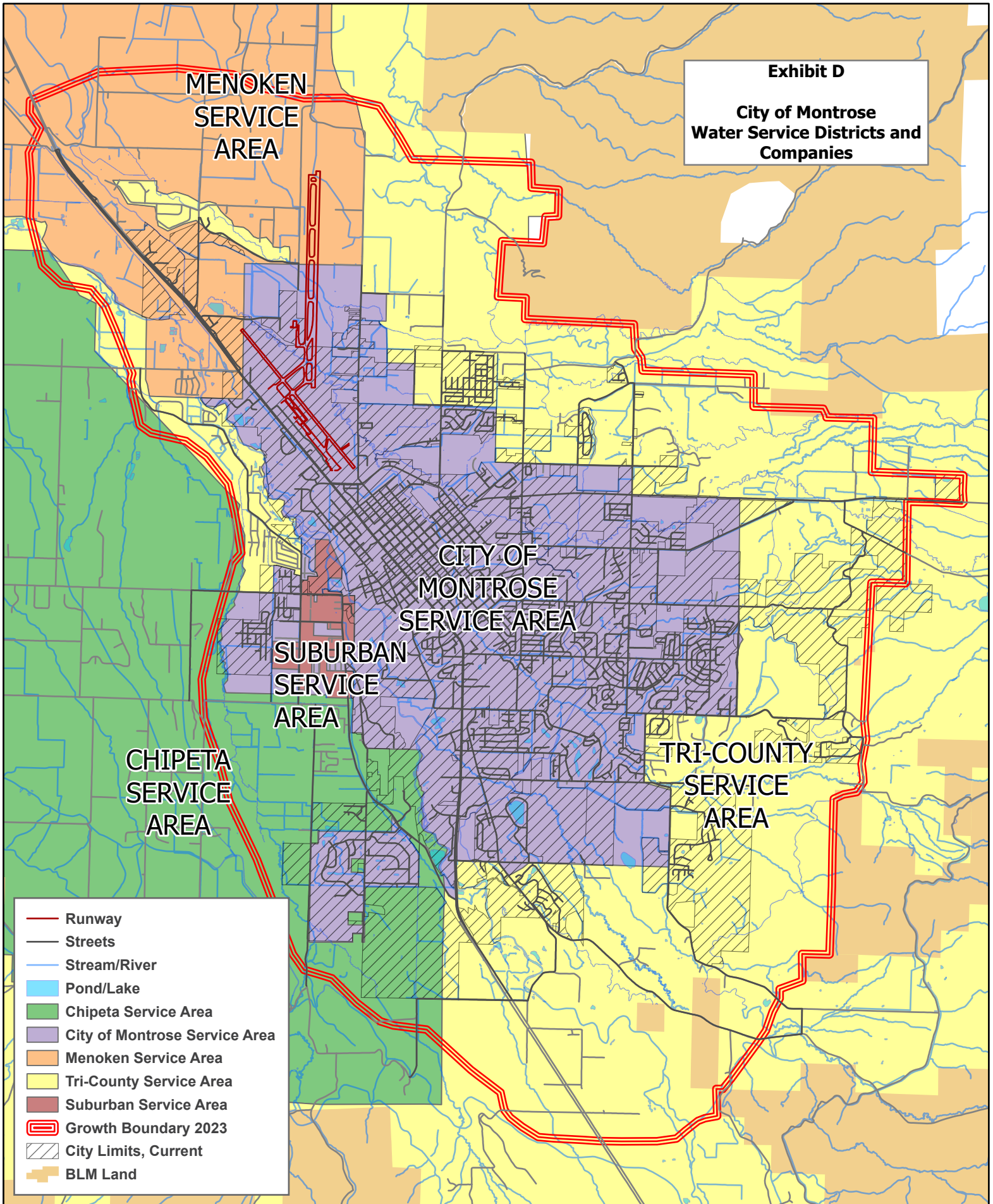
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1 0.5 0 1 Miles





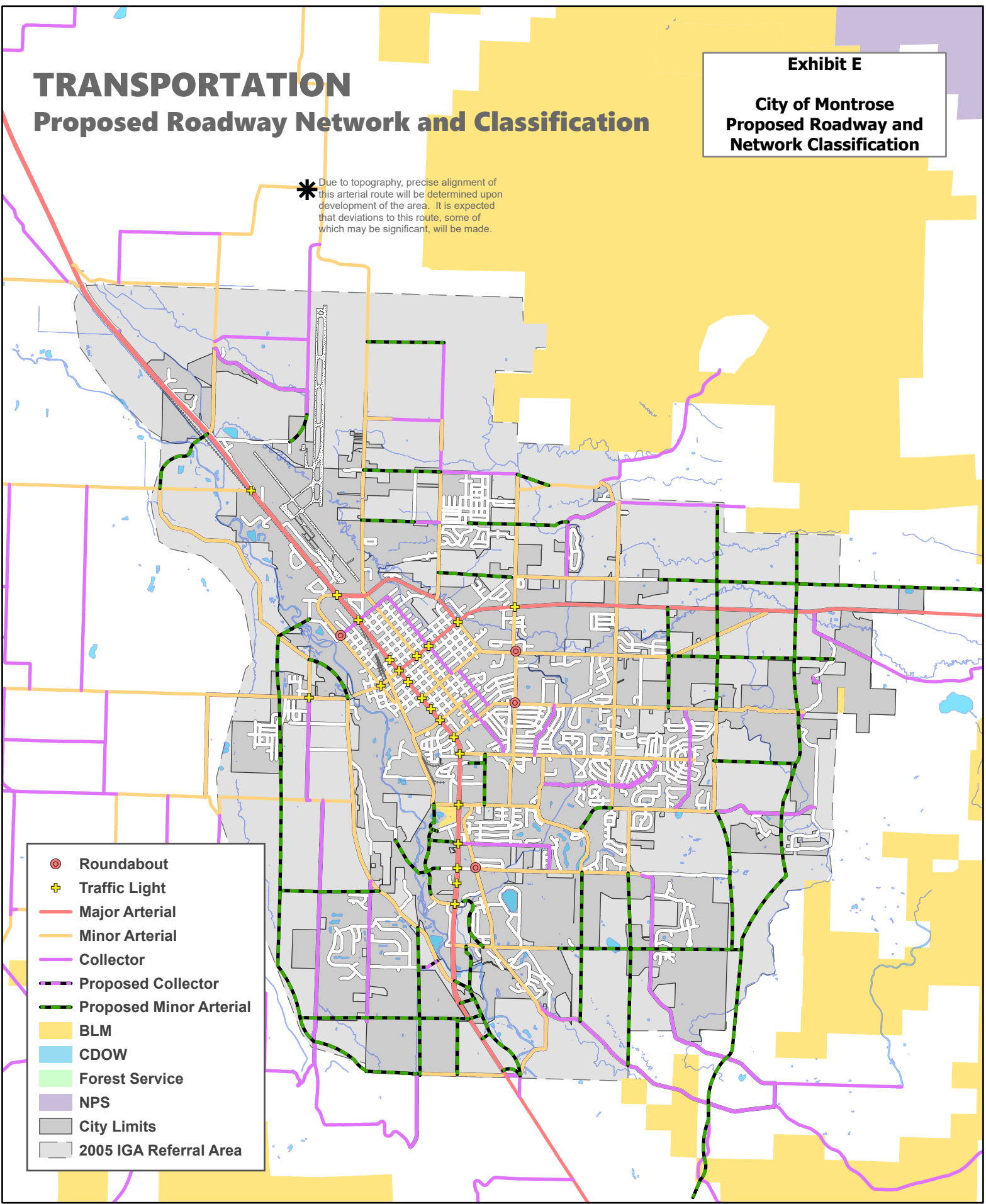
TRANSPORTATION

Proposed Roadway Network and Classification

Exhibit E
City of Montrose
Proposed Roadway and
Network Classification

* Due to topography, precise alignment of this arterial route will be determined upon development of the area. It is expected that deviations to this route, some of which may be significant, will be made.

- Roundabout
- + Traffic Light
- Major Arterial
- Minor Arterial
- Collector
- - - Proposed Collector
- - - Proposed Minor Arterial
- BLM
- CDOW
- Forest Service
- NPS
- City Limits
- 2005 IGA Referral Area

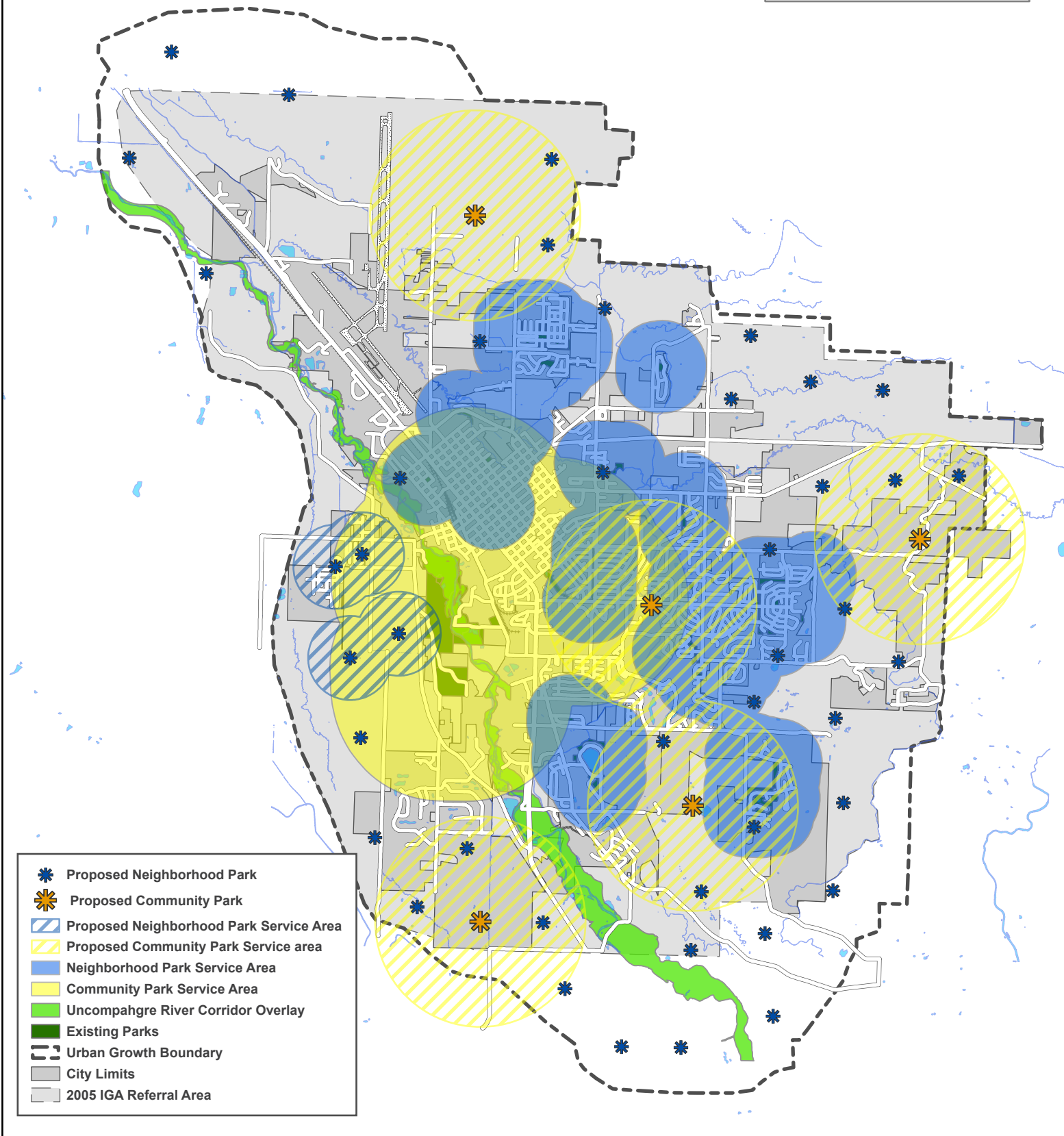


PARKS MASTER PLAN

MAP 8.1

Exhibit F

City of Montrose
Parks Master Plan



RECREATION TRAIL ALIGNMENTS

MAP 1.1

Exhibit G

City of Montrose
Recreation Trail Alignments

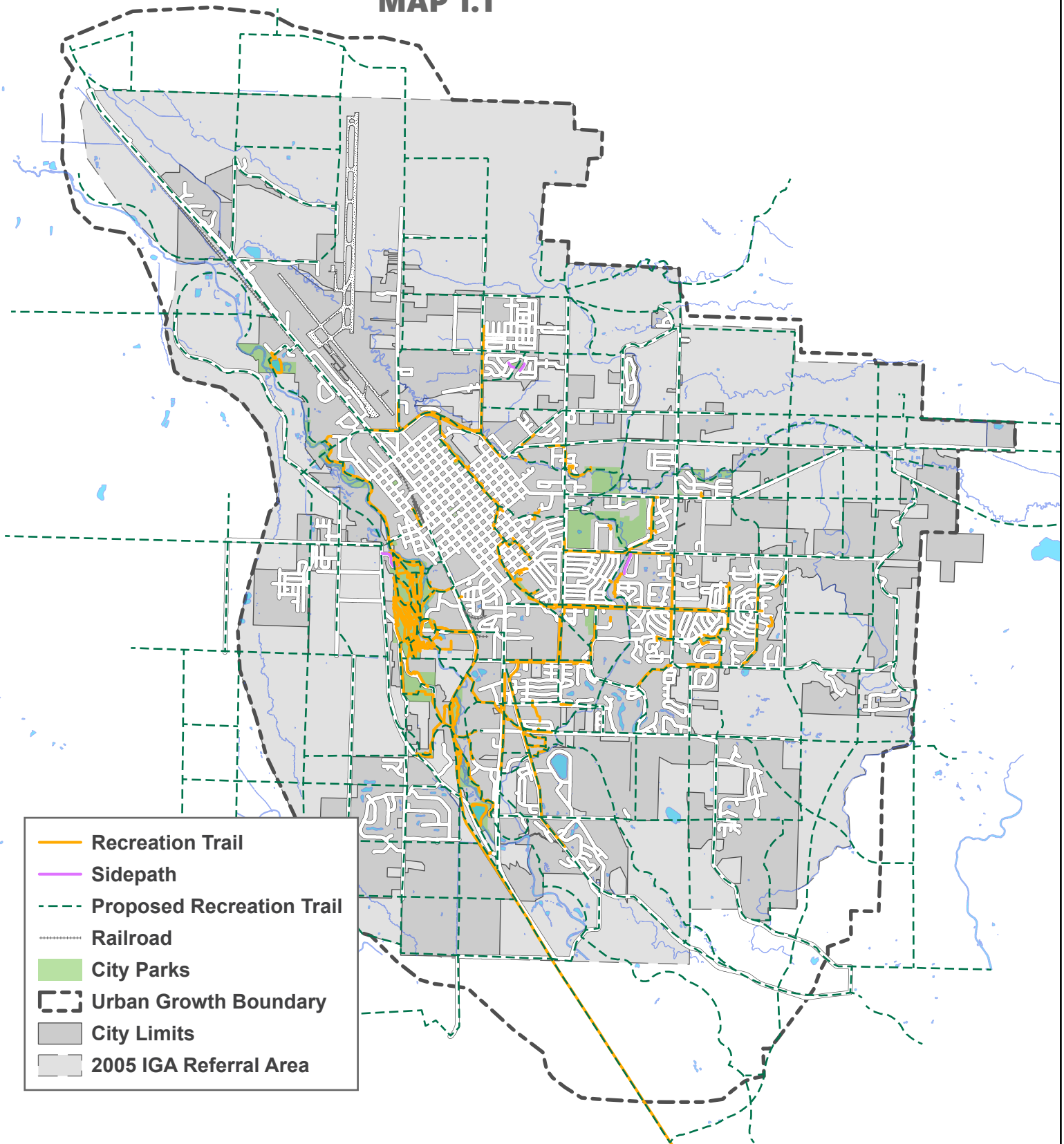


Exhibit G Recreation Trail Alignments

Scale: 1:75,000

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1 0.5 0 1 Miles

