



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, March 4, 2025 - 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose City Council is pleased to have residents of the community take time to attend City Council meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

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) City Council meeting called to order by Mayor J. David Reed
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) American Red Cross Month Proclamation
- 6) CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS

The “Call for Public Comment” agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time.

**Please note that the times listed are estimates only. Actual times may vary depending upon discussion and public comment received.*



Comments made during this time should be addressed to the Council and pertain to matters of at least general importance to the City and its operations. Please be aware that neither City Council nor City staff are expected to respond or engage in discussion or debate.

Please refrain from any personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial, or gender-oriented slurs as they may be considered “disorderly conduct” which violates state or local law.

7) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the February 18, 2025, special City Council meeting and the February 18, 2025, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the February 18, 2025, special City Council meeting and the February 18, 2025, regular City Council meeting as presented.

8) TAVERN LIQUOR LICENSE TRANSFER APPLICATION (15 minutes)

City Council consideration of an application for the transfer of the Tavern liquor license at 1980 N. Townsend Avenue from Montrose Lodging LLC, doing business as Hampton Inn, to S3 Montrose LLC, doing business as Hampton Inn, for consumption on the licensed premises. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to approve the transfer of the Tavern liquor license at 1980 N. Townsend Avenue from Montrose Lodging LLC, doing business as Hampton Inn, to S3 Montrose LLC, doing business as Hampton Inn, for consumption on the licensed premises.

9) ORDINANCE 2679 - FIRST READING (20 minutes)

City Council consideration of Ordinance 2679 on first reading, an Ordinance of the City of Montrose, Colorado, authorizing and approving a site lease and lease purchase agreement between the City and UMB Bank, N.A. (solely in its capacity as trustee); approving not to exceed \$55,000,000 principal amount of certificates of participation, series 2025, in connection therewith; authorizing officials of the City to take all action necessary to carry out the transactions contemplated hereby; and related matters. *Staff: Public Works Director Jim Scheid*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2679 on first reading as presented.

10) ORDINANCE 2680 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2680 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Spruce Point Subdivision from "R-3A," Medium High Density District with conditions to "R-3A," Medium High Density District without conditions. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2680 on second reading as presented.

11) ORDINANCE 2681 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2681 on second reading, an Ordinance of the City of Montrose, Colorado, amending Title 3 Chapter 5 Sections(s) 12, 13, and 19 regarding the City water and sewer systems. *Staff: Utilities Director David Bries and Finance Director Shani Wittenberg*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2681 on second reading as presented.

12) CEDAR VIEW SUBDIVISION NO. 2 PLANNED DEVELOPMENT FILING 2 FINAL PLAT

City Council consideration of the Cedar View Subdivision No. 2 Planned Development Filing 2 Final Plat to create 19 residential lots and associated easements, rights-of-way, and open space. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the Cedar View Subdivision No. 2 Planned Development Filing 2 Final Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and Municipal Code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.

13) EAGLE RANCH SOUTH FINAL PLAT, FILING 1

City Council consideration of the Eagle Ranch South Final Plat, Filing 1 to create 2 residential lots and associated easements. *Staff: Senior Planner William Reis*



Action: Accept public comment. Consider making a motion to approve the Eagle Ranch South Final Plat, Filing 1 expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and Municipal Code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.

14) STAFF REPORTS

15) YOUTH CITY COUNCIL COMMENTS

16) CITY COUNCIL COMMENTS

17) MOTION TO ADJOURN