



MONTROSE CITY COUNCIL

March 4, 2025

A regular meeting of the Montrose City Council was held on Tuesday, March 4, 2025, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT

J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Shiloh Warthen, Reign Icasiano, Bill Bell, Ann Morgenthaller, Chris Dowsey, Greg Story, David Bries, Lisa DelPiccolo, Caleb Jolly, Tim Cox, Jim Scheid, William Reis, Greg Stunder, Gunnison Clamp, Blaine Hall, Scott Murphy, Jace Hochwalt, Melissa Crider, Shani Wittenberg

ABSENT

Judy Ann Files

GUESTS

Al Hrubes, Maria Palomera, Cindi Olinghouse

CALL TO ORDER

Mayor J. David Reed called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

AMERICAN RED CROSS MONTH PROCLAMATION

Mayor J. David Reed and the Montrose City Council proclaimed the month of March 2025 as American Red Cross Month in the City of Montrose. Mayor Reed presented the proclamation to Christy Caster, executive director for the Red Cross Western Colorado Chapter.

CALL FOR PUBLIC COMMENT

Cindi Olinghouse spoke in favor of a non-sanctuary city declaration by City Council.

APPROVAL OF MINUTES

City Council considered the minutes of the February 18, 2025, special City Council Meeting and the February 18, 2025, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the minutes of the February 18, 2025, special City Council meeting and the February 18, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

TAVERN LIQUOR LICENSE TRANSFER APPLICATION

City Council considered 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.

City Attorney Chris Dowsey reported that the file is in order, the fees have been paid, and a staff review of the application found no issues that would prevent the approval of the transfer of the liquor license.

Maria Palomera, general manager for the Montrose Hampton Inn, was present to represent the applicant. Ms. Palomera stated that the Hampton Inn was recently purchased by S3 Montrose LLC, and prepackaged alcohol beverages are sold to customers who provide a valid ID. Ms. Palomera said that all staff members receive alcohol server training. She said all licensees, managers and employees will complete the City's alcohol server training as soon as possible.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to approve 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. All voted yes. Motion passed.

ORDINANCE 2679 – FIRST READING

City Council considered 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. A hearing was held.

Public Works Director Jim Scheid reviewed the background of the project. Mr. Scheid said that a new Public Works facility has been a major focus for several years, and the Rio Grande Extension has been envisioned for decades. These two projects are combined for the design phase but construction will be funded separately.

Mr. Scheid stated that the project budget summary included in the meeting packet shows an absolute maximum of \$77 million. A project budget authorization will be brought forward to City Council, likely in July, along with a GMP construction contract with FCI Constructors. Mr. Scheid said a portion of the \$77 million has already been authorized for site fill and design work and reviewed efficiencies implemented to significantly reduce project costs.

Mr. Scheid stated that the Ordinance authorizes certificates of participation totaling \$55 million and the remaining budget will be funded from the City's annual budgets for 2025, 2026 and 2027.

Mayor J. David Reed opened the hearing.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, to pass Ordinance 2679 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2680 – SECOND READING

City Council considered 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.

Senior Planner William Reis reported that this request is for the undeveloped portions of Spruce Point Subdivision adjacent to 6400 Road. Mr. Reis stated that the 48-acre parcel is zoned R-3A, and when initially zoned and annexed, a cap was placed on the number of units. The applicant is requesting a modification to the zoning ordinance to remove the cap. The allowable uses would remain the same.

Mr. Reis recommended approval stating that the proposal meets rezone criteria, is in compliance with the Comprehensive Plan, and is compatible with existing uses in the surrounding area.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Dave Frank, to adopt Ordinance 2680 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2681 – SECOND READING

City Council considered Ordinance 2681 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 3 Chapter 5 Section(s) 12, 13, and 19 regarding the City water and sewer systems.

Utilities Director David Bries reviewed proposed updates to Municipal Code sections that are obsolete or are no longer being used. Mr. Bries said surcharges for development and construction of sewer lines have sunsetted, construction water is now billed on actual usage, and a reimbursement program for sewer back-ups is no longer needed. Mr. Bries stated that other sections of the Code are under review for future updates.

Finance Director Shani Wittenberg recommended adoption of the ordinance to ensure current and best practices.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2681 on second reading as presented. All voted yes. Motion passed.

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

City Council considered 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.

Senior Planner William Reis reviewed a proposal to create 19 single-family residential lots within a 17.32 acre site in Cedar View Subdivision. Mr. Reis stated that the property is zoned R-6, Medium Density/Manufactured Housing District, and is located within the Cedar View PD Plan which was approved and recorded in 2008.

Mr. Reis recommended conditional approval stating that the proposal is in compliance with subdivision regulations and the Comprehensive Plan and meets the intent of the Cedar View PD Plan.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, 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. All voted yes. Motion passed.

EAGLE RANCH SOUTH FINAL PLAT, FILING 1

City Council considered the Eagle Ranch South Final Plat, Filing 1 to create 2 residential lots and associated easements.

Senior Planner William Reis reported that this proposal is to create 2 single family residential lots on a 4 acre site at the end of Cook Drive north of Oak Grove Road. The property is mostly zoned R-2, Low Density District with a portion of R-3A, Medium High Density District. Mr. Reis said both lots fall within the R-2 zoning designation and the Eagle Ranch South Preliminary Plat was approved on June 4, 2024.

Mr. Reis recommended conditional approval stating that the Final Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the R-2 zoning district.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Doug Glaspell, 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. All voted yes. Motion passed.

STAFF REPORTS

No staff reports were provided.

YOUTH CITY COUNCIL COMMENTS

Shiloh Warthen invited the community to the Youth City Council's Nonprofit Showcase from 4:00 p.m. until 7:30 p.m. on Monday, March 24. Reign Icasiano provided an update on marketing efforts to promote the nonprofit expo including social media posts and a Main Street banner.

CITY COUNCIL COMMENTS

No City Council comments were provided.

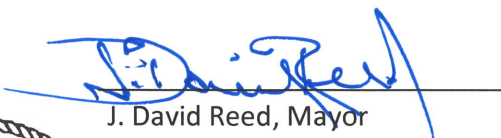
ADJOURNMENT

At 6:36 p.m., the meeting adjourned with no further action taken.

ATTEST:


Lisa DelPiccolo, City Clerk




J. David Reed, Mayor