



MONTROSE CITY COUNCIL

May 20, 2025

A regular meeting of the Montrose City Council was held on Tuesday, May 20, 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

Dave Frank, Judy Ann Files, Doug Glaspell, J. David Reed, Ed Ulibarri, Ann Morgenthauer, Chris Dowsey, Greg Story, Lisa DelPiccolo, Tim Cox, Shani Wittenberg, LeeAnne Whittaker, Jace Hochwalt, Scott Murphy, William Reis, Greg Stunder, Matt Magliaro, David Bries, Gunnison Clamp

GUESTS

John Brown, Laurie Connell, John Connell, Rick Stayner, Deb Stayner, Gayle Frazzetta, Linda Zeman, Nancy Wolfe, Joe Salett, Donna Swala, Cliff Faurer, Kellie Koedel, Walter Marsh

CALL TO ORDER

Mayor Dave Frank 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.

CALL FOR PUBLIC COMMENT

Cliff Faurer, Kellie Koedel, Joe Salett, and Donna Swala, spoke in opposition to the proposed Leonard Farm development citing concerns with the density of the development, the adequacy of existing infrastructure, and traffic impacts.

Walter Marsh spoke regarding a construction issue with his home in the Vista San Juan Subdivision.

Rick Stayner, John Connell, Laurie Connell, and Nancy Wolfe spoke in opposition to proposed Waterfall Canyon annexations citing concerns regarding a large pond on the parcel and potential burdens to the homeowners' association.

Linda Zeman and John Brown spoke in favor of a non-sanctuary city declaration by City Council.

Dr. Gayle Frazzetta spoke in opposition to a non-sanctuary city declaration and in support of immigrants. Dr. Frazzetta also spoke in opposition to the Leonard Farm development citing concerns about pedestrian access to amenities and traffic impacts to already congested roads.

APPROVAL OF MINUTES

City Council considered the minutes of the May 5, 2025, special City Council Meeting and the May 6, 2025, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the May 5, 2025, special City Council meeting and the May 6, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2682 – SECOND READING

City Council considered Ordinance 2682 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 11 of the Richards Subdivision Final Plat Filing No. 5 from "B-3," General Commercial District to "P," Public District.

Senior Planner William Reis reviewed a proposal to rezone 16.2 acres at the west end of Anderson Road from B-3, General Commercial District, to P, Public District. Mr. Reis reviewed rezone criteria and said the site is part of the Public Works Facility Project.

Mr. Reis recommended adoption of Ordinance 2682 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 Judy Ann Files, seconded by Doug Glaspell, to adopt Ordinance 2682 on second reading as presented. All voted yes. Motion passed.

BEAR CREEK SUBDIVISION FILING NO. 9A FINAL PLAT

City Council considered the Bear Creek Subdivision Filing No. 9A Final Plat to create 18 residential lots and associated easements and rights of way.

City Councilor J. David Reed recused himself from this agenda item due to a conflict and left the City Council Chambers at 6:41 p.m.

Senior Planner William Reis reviewed the location of the 25.91 acre site adjacent to 6530 Road and Lincoln Road and said the approval of the Final Plat would create 18 residential lots. Mr. Reis stated that the parcel is zoned R-3A, Medium High Density District, and R-5, Low Density/Manufactured Housing District.

Mr. Reis reviewed final plat requirements and said the Bear Creek PD Plan Amendment 3 allows for zero foot setbacks but individual buildings must be at least 10 feet apart.

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 Bear Creek PD Plan Amendment 3.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the Bear Creek Subdivision Filing No. 9A 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.

Mr. Reed rejoined the meeting at 6:45 p.m.

BROWN RANCH SUBDIVISION FILING NO. 9 FINAL PLAT

City Council considered the Brown Ranch Subdivision Filing No. 9 Final Plat to create 24 residential lots and associated easements and rights-of-way.

Senior Planner William Reis reviewed the location of the 378.73 acre site east of 6725 Road and said the proposal creates 24 residential lots and associated rights of way as an extension of Chestnut Drive. Mr. Reis stated that the parcel is zoned R-2, Low Density District, and B-4, Neighborhood Shopping District, with the 24 created lots within the R-2 zoning.

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 designation.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by J. David Reed, to approve the Brown Ranch Subdivision Filing No. 9 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.

RESOLUTION 2025-04

City Council considered Resolution 2025-04, a Resolution of the City Council of the City of Montrose, Colorado, authorizing the Community Development Department to pursue an Energy Impact Assistance Fund Administrative grant from the Department of Local Affairs to fund a technical update to the Envision 2040 Comprehensive Plan and Land Use Code.

Community Development Director Jace Hochwalt reviewed an opportunity to request a small grant through the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Fund. Mr. Hochwalt stated that a DOLA Housing Planning Grant was approved at a recent City Council meeting and the City received approximately \$60,000.00 for development of a housing action plan and completion of Comprehensive Plan updates. Mr. Hochwalt said Resolution 2025-04 authorizes an application to supplement the grant funds received.

Mr. Hochwalt said the City is seeking \$22,500.00 that would be matched by the City for broad, technical updates to the Comprehensive Plan. Mr. Hochwalt said comprehensive plans are typically updated every 5 years, and the upcoming updates are in line with that time frame. The 2025 budget includes \$25,000.00 for updates.

Public comment was accepted.

Cliff Faurer spoke in support of revising the Comprehensive Plan and suggested involving Montrose residents in the process.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Resolution 2025-04 as presented. All voted yes. Motion passed.

PUBLIC WORKS IRRIGATION RELOCATION AND PRELIMINARY SITE FILL CHANGE ORDER NO. 1

City Council considered Change Order No. 1 in the amount of \$1,275,000.00 to Williams Construction's Public Works Irrigation Relocation and Preliminary Site Fill Contract for placement of additional fill.

City Engineer Scott Murphy reported that this contract pertains to the new public works facility at Rio Grande Avenue and E. Oak Grove Road as well as the Rio Grande Extension. Mr. Murphy said the ongoing site fill project brings the site up to grade and relocates a conflicting irrigation ditch. Mr. Murphy stated that the contractor has agreed to honor favorable unit rates for additional volume to bring the project closer to the finished grade while all equipment is on site. The change order also creates a transition to the adjacent BLM property with proper drainage and provides preliminary fill for a future trailhead on the west side of Rio Grande. Mr. Murphy stated that \$100,000.00 is included in the change order to finish work within the original scope.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to award a change order in the amount of \$1,275,000.00 to Williams Construction's Public Works Irrigation Relocation and Preliminary Site Fill Contract as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report

Sales Tax Manager Leeanne Whittaker provided a sales, use, and excise tax report for the month of March 2025. Ms. Whittaker reported that total sales and use tax collections were up 7.1 percent as compared to March of 2024 with a positive budget variance of 5.3 percent. Year-to-date collections were up 3.0 percent with a positive budget variance of 1.7 percent.

First Quarter Budget Review

Finance Director Shani Wittenberg reported that a complete budget report is included in the meeting packet. Ms. Wittenberg said that revenues and expenditures for all major funds are within expectations with one quarter of the year completed. Ms. Wittenberg stated the hotel excise tax increase approved in November 2024 has generated \$28,000.00 for childcare, \$54,000.00 for affordable housing, \$8,000.00 for public transit, \$33,000.00 for tourism, and \$41,000.00 for right of way maintenance.

CITY COUNCIL COMMENTS

Mayor Dave Frank reported that five new officers for the Montrose Police Department took the oath of office in a ceremony before the City Council meeting. Mayor Frank also congratulated Larry Witte on his promotion to deputy chief of police.

City Councilor Ed Ulibarri said he is pleased with ongoing infrastructure work throughout the City including sidewalk, curb, gutter, and road repairs and hopes to see more improvements in future years.

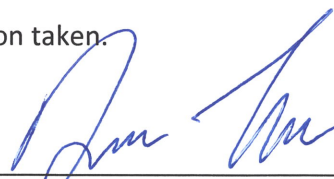
ADJOURNMENT

At 7:13 p.m., the meeting adjourned with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor