REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, July 1, 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 Dave Frank

2) The Pledge of Allegiance

3) Roll call by the City Clerk

4) Changes to the agenda including additions and deletions

5) Honoring our Heroes - Veterans Recognition 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 June 17, 2025, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the June 17, 2025, regular City Council meeting as presented.

8) BALLOT QUESTION FOR NOVEMBER 2025 COORDINATED ELECTION (15 minutes)

City Council consideration to give notice to the Montrose County Clerk regarding the addition of a question on the November 4, 2025, Coordinated Election ballot related to amending the Montrose City Charter. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to notify the Montrose County Clerk regarding the addition of a question on the November 4, 2025, Coordinated Election ballot related to amending the Montrose City Charter.

9) COLORADO AVENUE RIGHT OF WAY PURCHASE AUTHORIZATION (10 minutes)

City Council consideration of $50,000.00 in expenditures to purchase right of way along Colorado Avenue immediately west of Rio Grande Avenue in support of a future roundabout and roadway reconfiguration at the intersection. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to authorize $50,000.00 in expenditures to purchase right of way along Colorado Avenue immediately west of Rio Grande Avenue as presented.

10) RIO GRANDE AVENUE RIGHT OF WAY PURCHASE AUTHORIZATION (10 minutes)

City Council consideration of $52,636.00 in expenditures to purchase right of way along Rio Grande Avenue at its intersection with East Oak Grove Road in support of a future roundabout at the intersection. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to authorize $52,636.00 in expenditures to purchase right of way along Rio Grande Avenue at its intersection with East Oak Grove Road as presented.

11) RIO GRANDE DRY UTILITY RELOCATION AND INSTALLATION EXPENSE AUTHORIZATION (10 minutes)

City Council consideration of $818,251.41 in expenditures for construction of the Rio Grande Dry Utility Relocation and Installation Project. This includes the award of Change Order No. 2 to Williams Construction's Public Works Site Fill Contract in the amount of $438,251.41, up to $360,000 in expenditures to Delta-Montrose Electric Association for powerline relocation and street lighting, and up to $20,000 in expenditures to Black Hills Energy for natural gas mainline relocation and extension. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to approve $818,251.41 in expenditures for construction of the Rio Grande Dry Utility Relocation and Installation Project as presented.

12) PUBLIC WORKS FACILITY OVERALL PROJECT AUTHORIZATION (20 minutes)

City Council consideration of the authorization of the remaining portion of the Public Works Facility Project in the amount of $66,262,041.00. *Staff: Public Works Director Jim Scheid*

Action: Accept public comment. Consider making a motion to authorize the remaining portion of the Public Works Facility Project in the amount of $66,262,041.00 as presented.

13) WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT PHASE 1 CHANGE ORDER (15 minutes)

City Council consideration of the Wastewater Treatment Plant Improvement Project Phase 1, Change Order #1, for additional design of Return Activated Sludge (RAS) piping improvements for $104,843.00, bringing the total authorization for the project to $1,454,843.00. *Staff: Utilities Director David Bries*

Action: Accept public comment. Consider making a motion to approve the Wastewater Treatment Plant Improvement Project Phase 1, Change Order #1, for additional design of Return Activated Sludge (RAS) piping improvements for $104,843.00 as presented.

14) STAFF REPORTS

15) CITY COUNCIL COMMENTS

16) MOTION TO ADJOURN

PROCLAMATION

Honoring our Heroes – Veterans Recognition Month
July 2025

WHEREAS, the United States government has been, and remains to be, protected by the courageous women and men who have served within the United States Armed Forces starting in 1775 and continuing to this day; and

WHEREAS, we remember and share our gratitude for the heroes who have traded their lives for a free and just American society, which is truly the greatest sacrifice one can make; and

WHEREAS, this appreciation includes first responders, all of whom have served our communities in the manner that veterans serve our country, each day putting their lives on the line to continue the work made possible by veterans; and

WHEREAS, we recognize not only the bravery of veterans, but also the lasting impact that serving in the military can have on a person; veterans face PTSD, depression, anxiety, substance abuse, homelessness, and suicide at rates much higher than the average population; and

WHEREAS, these challenges do not go unnoticed; we strive to support veterans through partnerships, awareness events, and the future construction of a veterans memorial park in Montrose; and

WHEREAS, although the pursuit of freedom endures to this day, we know that each individual veteran has been a step towards a better world than it was the day before.

NOW THEREFORE, we, the City Council of the City of Montrose, Colorado, do hereby recognize the month of July 2025 as

Honoring our Heroes - Veterans Recognition Month

in the City of Montrose and encourage community members to recognize the small and large freedoms they have been granted because of these heroes' sacrifices.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Montrose, this 1st day of July, 2025.

____
Dave Frank, Mayor

MONTROSE CITY COUNCIL
June 17, 2025

A regular meeting of the Montrose City Council was held on Tuesday, June 17, 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, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Jace Hochwalt, Blaine Hall, Larry Witte, Leeanne Whittaker, Gunnison Clamp

GUESTS

Al Hrubes, Dave Stockton, Connie Pittenger, Gary Preslan, Becky Dickey, Janet Oslund, Paul Oslund, Ryan Sedgeley, Nicole Sedgeley, Monique Gregory, Jana Powell, Neal Platzer, Tim Larson, Heather Scott, Janet Chapman, Kevin Williams, Brenda Williams, Leah Vandersluis, Lu Anne Tyrell, Jim Whiting, Jan Edwards, Mike Hoffman, Sharon Hoffman, Meg Nagel, Walter Marsh, Karen Sherman-Perez, Ricardo Perez, Dennis Olmstead, Tony Hoag, Laura Baker

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.

IMMIGRANT HERITAGE MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed June 2025 as Immigrant Heritage Month in the City of Montrose. Mayor Frank presented the proclamation to Ricardo Perez with the Hispanic Affairs Project.

CALL FOR PUBLIC COMMENT

Walter Marsh requested a response to his complaint about water in the crawl space in his home. Mr. Marsh spoke in favor of more stringent building inspections.

Connie Pittenger spoke in opposition to incentives for businesses and in support of offering assistance to the unhoused population.

Becky Dickey spoke in support of the unhoused population and in support of working toward a solution as a community.

Jana Powell spoke in support of the unhoused population and in favor of offering assistance programs to the unhoused population.

Neal Platzer spoke in support of the unhoused population. Mr. Platzer spoke in favor of establishing a new year-round shelter with an increased capacity and in favor of offering professional mental health and addiction services.

Ryan Sedgeley spoke in support of changing policies to solve the homeless issue. Mr. Sedgely also spoke in support of narrowing Main Street and enforcing the noise ordinance to improve the downtown area. He also expressed concern that a municipal court judge is no longer employed by the City.

Heather Scott spoke in favor of understanding and supporting the unhoused population and in opposition to the City’s camping ban.

Alita Soileau spoke in support of the unhoused population. Ms. Soileau read a portion of Senate Bill 25-276 which prohibits the use of state and local resources for federal immigration enforcement.

APPROVAL OF MINUTES

City Council considered the minutes of the June 3, 2025, regular City Council meeting.

A motion was made by Ed Ulibarri, seconded by J. David Reed, to approve the minutes of the June 3, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

RESOLUTION 2025-07

City Council considered Resolution 2025-07, setting August 5, 2025, as the hearing date for the annexation of the Black Jack Addition.

Community Development Director Jace Hochwalt reviewed the annexation schedule and the location of the 13.55 acres at the end of Las Vegas Drive. The parcel is within the Urban Growth Boundary, within the City of Montrose sewer service area, and within the Tri-County Water service area.

Mr. Hochwalt reviewed the zoning of the surrounding area and the proposed zoning of R-2, Low Density District.

Mr. Hochwalt recommended adoption of Resolution 2025-07 stating that the property meets all state and city annexation requirements. An annexation agreement and annexation impact report are required.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Resolution 2025-07 as presented. All voted yes. Motion passed.

EAGLE RANCH SOUTH FILING 2 FINAL PLAT

City Council considered the Eagle Ranch South Filing 2 Final Plat to create four residential lots and associated easements and rights-of-way.

Community Development Director Jace Hochwalt reviewed the location of the 3.57 acres at the end of Cook Drive and the proposal to create four single-family lots. Mr. Hochwalt stated that the majority of the parcel is zoned R-2, Low Density District, and a small portion is zoned R-3A, Medium-High Density District. The four created lots will be within the R-2 zoning.

Mr. Hochwalt reviewed final plat requirements and said that the Eagle Ranch South Preliminary Plat was approved by City Council on June 4, 2024.

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

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve the Eagle Ranch South 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.

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 April 2025. Ms. Whittaker reported that total sales and use tax collections were up 4.7 percent as compared to April 2024 with a positive budget variance of 4.6 percent. Year-to-date collections were up 3.4 percent with a positive budget variance of 2.4 percent.

CITY COUNCIL COMMENTS

No comments were made.

ADJOURNMENT

At 6:52 p.m., the meeting adjourned with no further action taken.

ATTEST:

____

Dave Frank, Mayor

____

Lisa DelPiccolo, City Clerk

RIGHT OF WAY PURCHASE AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: June 23, 2025
RE: Colorado Avenue Right of Way Purchase

MONTROSE • COLORADO

Recommendation

Consider the approval of $50,000 in expenditures to purchase right of way along Colorado Avenue immediately west of Rio Grande Avenue in support of a future roundabout and roadway reconfiguration at the intersection.

Background

As part of long-range capital plans, the City intends to reconstruct/widen Rio Grande Avenue between Main Street and East Oak Grove Road. As part of this project and as necessary to address anticipated congestion and geometric challenges at the intersection, conceptual plans for the corridor envision a roundabout at the intersection of Colorado/Rio Grande Avenues and for Colorado Avenue to extend west to provide access to this roundabout. Although this project is likely at least 10 years out, one of the properties alongside the proposed Colorado Avenue extension came up for sale which provided an opportunity to secure a portion of the right of way needed for the eventual roadway. An overview of the project area and boundary exhibit are included as attachments to this memo.

Purchase Price and Funding Source

The proposed purchase price for the right of way acquisition is $50,000. The value of this land was determined using cost data from nearby sales of comparable properties. As is typical of most right of way acquisitions, the purchase will be funded using available general fund reserves and may require a budget supplement at the end of the year.

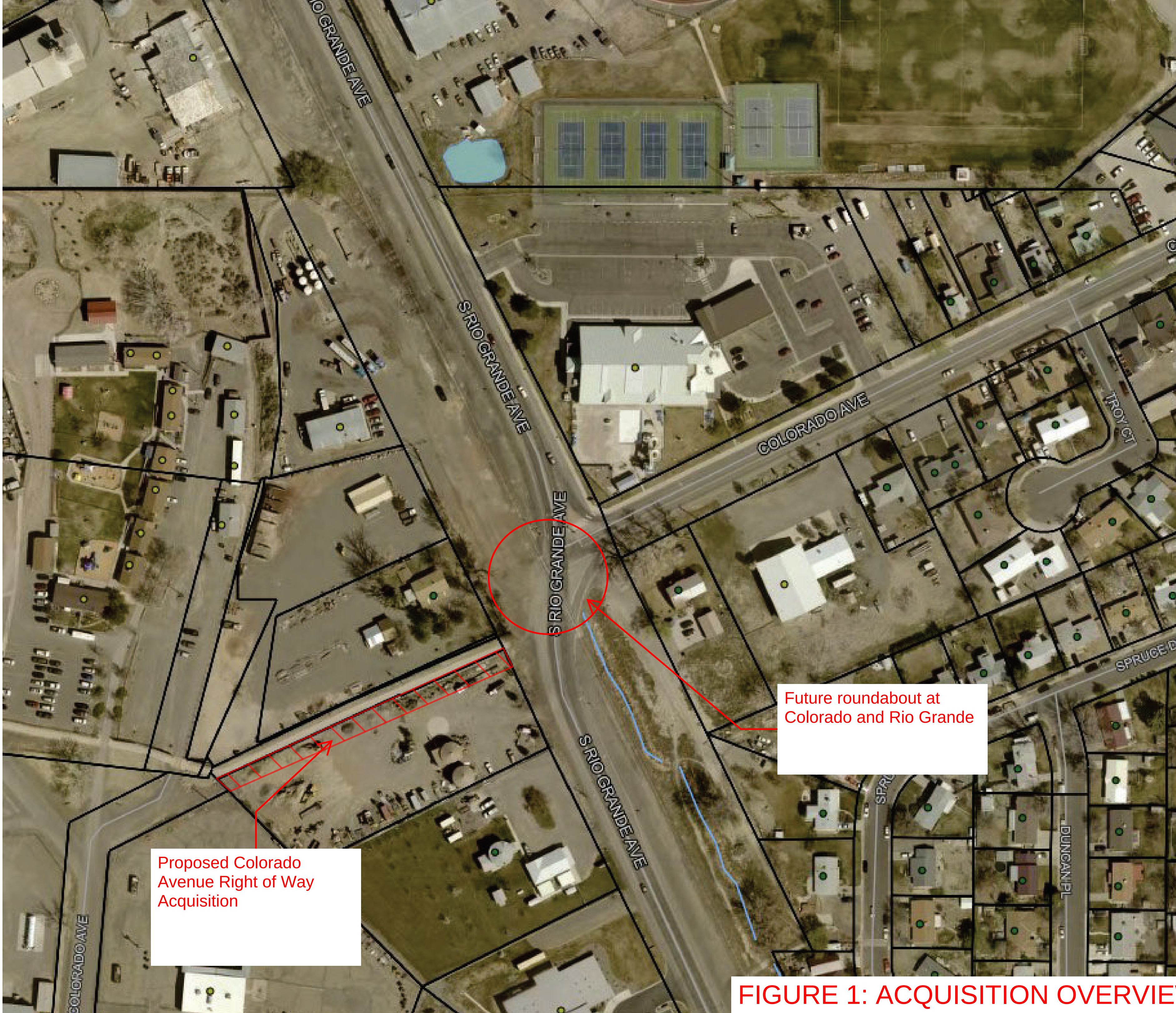
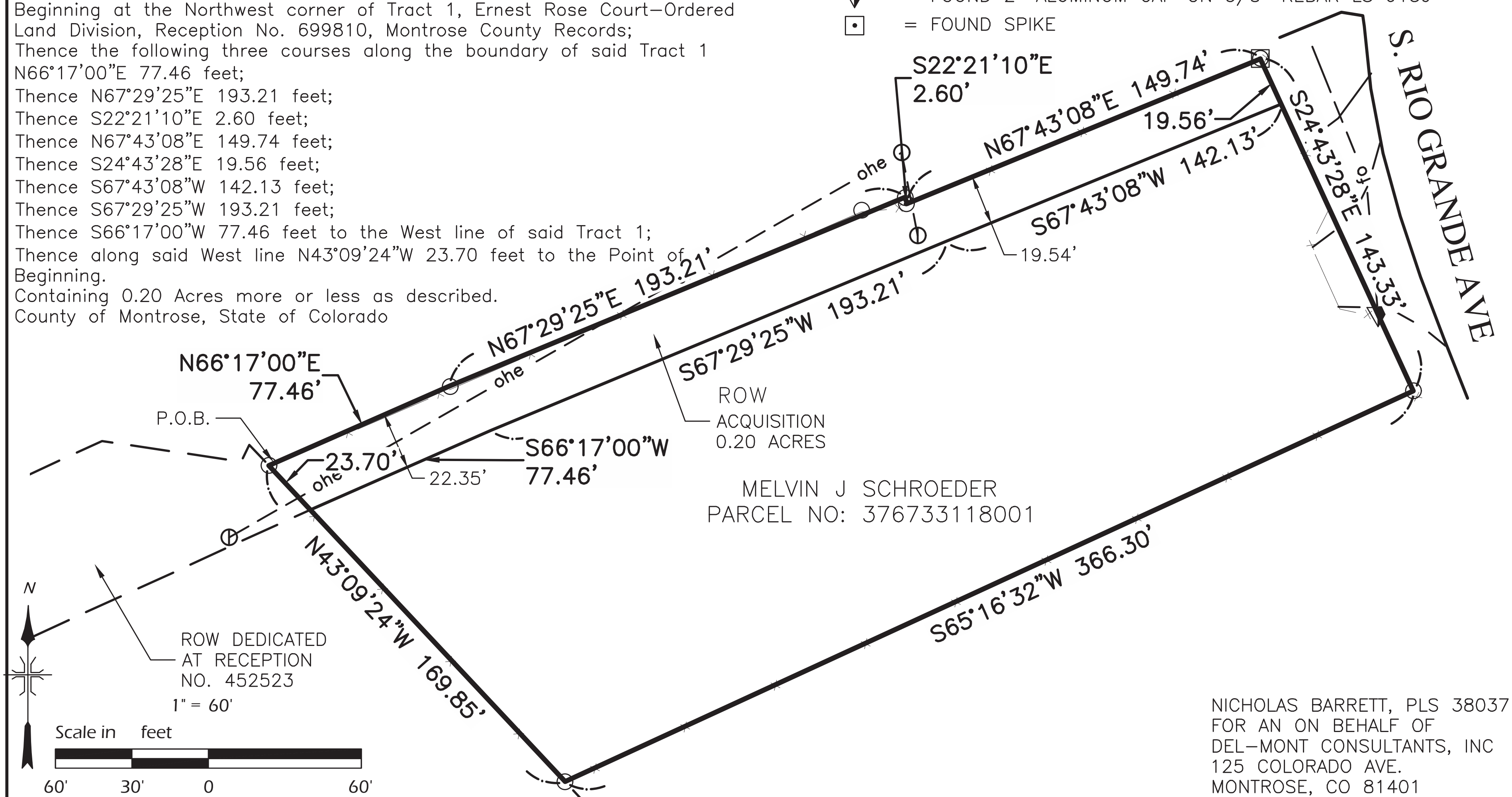


FIGURE 1: ACQUISITION OVERVIEW

ROW DESCRIPTION:
A parcel of land situated in Sections 33, and 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado being better described as:
Beginning at the Northwest corner of Tract 1, Ernest Rose Court—Ordered Land Division, Reception No. 699810, Montrose County Records;
Thence the following three courses along the boundary of said Tract 1
N66°17'00"E 77.46 feet;
Thence N67°29'25"E 193.21 feet;
Thence S22°21'10"E 2.60 feet;
Thence N67°43'08"E 149.74 feet;
Thence S24°43'28"E 19.56 feet;
Thence S67°43'08"W 142.13 feet;
Thence S67°29'25"W 193.21 feet;
Thence S66°17'00"W 77.46 feet to the West line of said Tract 1;
Thence along said West line N43°09'24"W 23.70 feet to the Point of Beginning.
Containing 0.20 Acres more or less as described.
County of Montrose, State of Colorado

LEGEND
○ = FOUND 1 1/2 ALUMINUM CAP ON 5/8" REBAR LS 12180
▼ = FOUND 2" ALUMINUM CAP ON 5/8" REBAR LS 9189
⊡ = FOUND SPIKE



NICHOLAS BARRETT, PLS 38037
FOR AN ON BEHALF OF
DEL-MONT CONSULTANTS, INC
125 COLORADO AVE.
MONTROSE, CO 81401

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251
www.del-mont.com ▼ service@del-mont.com

CITY OF MONTROSE
ROW ACQUISITION

DESIGNED BY: DCC	SCALE: AS NOTED		D.M. JOB NO.: 25045
CHECKED BY: NEB	FILE NAME: 25045V_BASE	CITY OF MONTROSE	DATE ISSUED: 2025-04-28
			SHEET: 1 of 1

RIGHT OF WAY PURCHASE AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: June 23, 2025
RE: Rio Grande Avenue Right of Way Purchase

MONTROSE • COLORADO

Recommendation

Consider the approval of $52,636 in expenditures to purchase right of way along Rio Grande Avenue at its intersection with East Oak Grove Road in support of a future roundabout at the intersection.

Background

In anticipation of the upcoming projects to construct a roundabout at the intersection of Rio Grande and East Oak Grove, extend the first phase of Rio Grande southward, and in support of the upcoming public works facility construction, the City has been working to acquire the necessary rights of way to complete the roundabout project. The roundabout at this intersection is offset northeast of the existing intersection as shown in the attached overview drawing and boundary exhibit. This configuration is necessary to meet geometric design standards for the approach roadways/driveways and results in the need to purchase approximately 0.3 acres of additional right of way at the southwestern corner of the old Stover's site.

Purchase Price and Funding Source

The proposed purchase price for the right of way acquisition is $52,636. The value of this land was determined using cost data from a recent sale of the parent parcel that closed in January of 2025. As is typical of most right of way acquisitions, the purchase will be funded using available general fund reserves and may require a budget supplement at the end of the year.

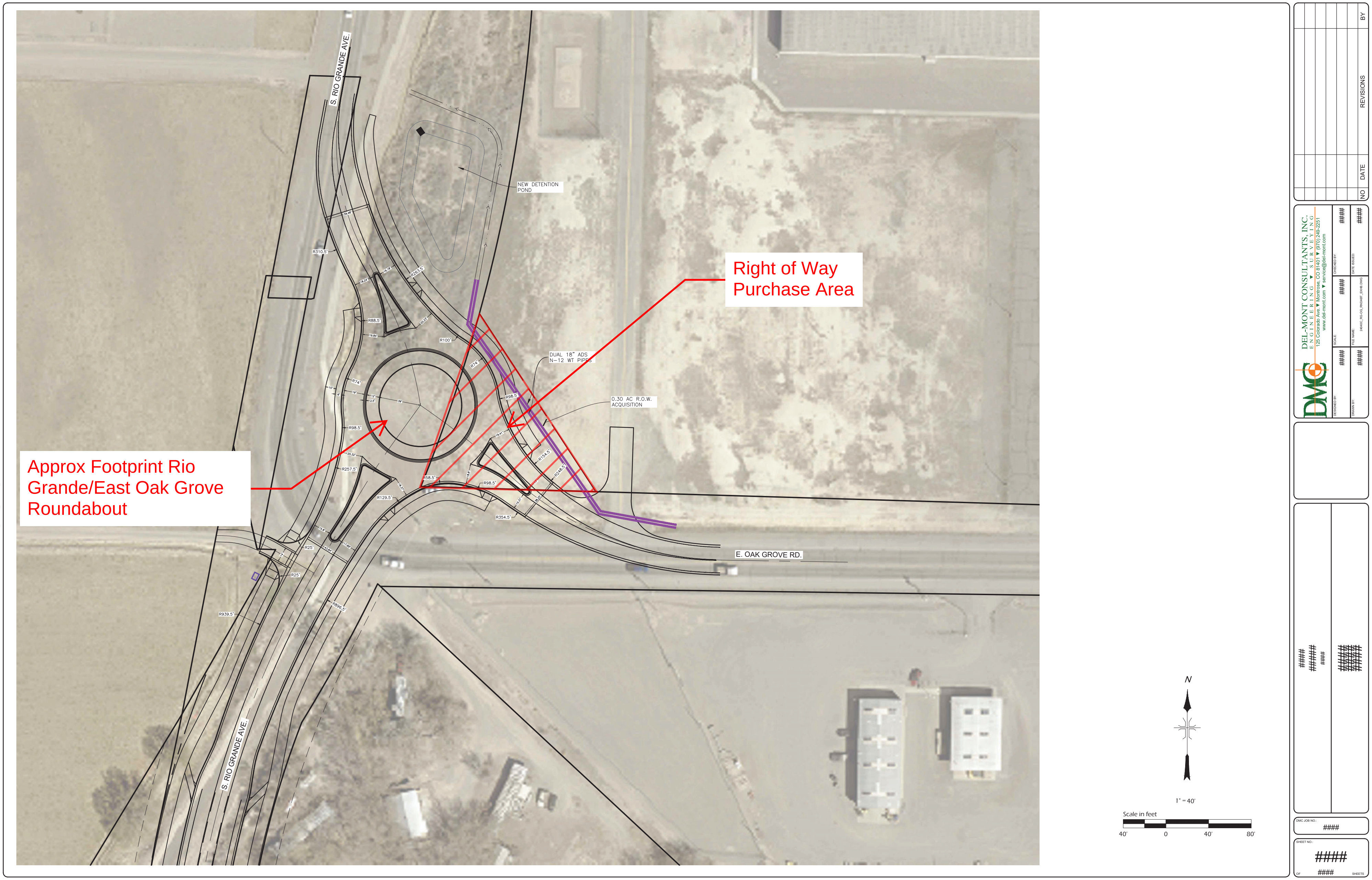
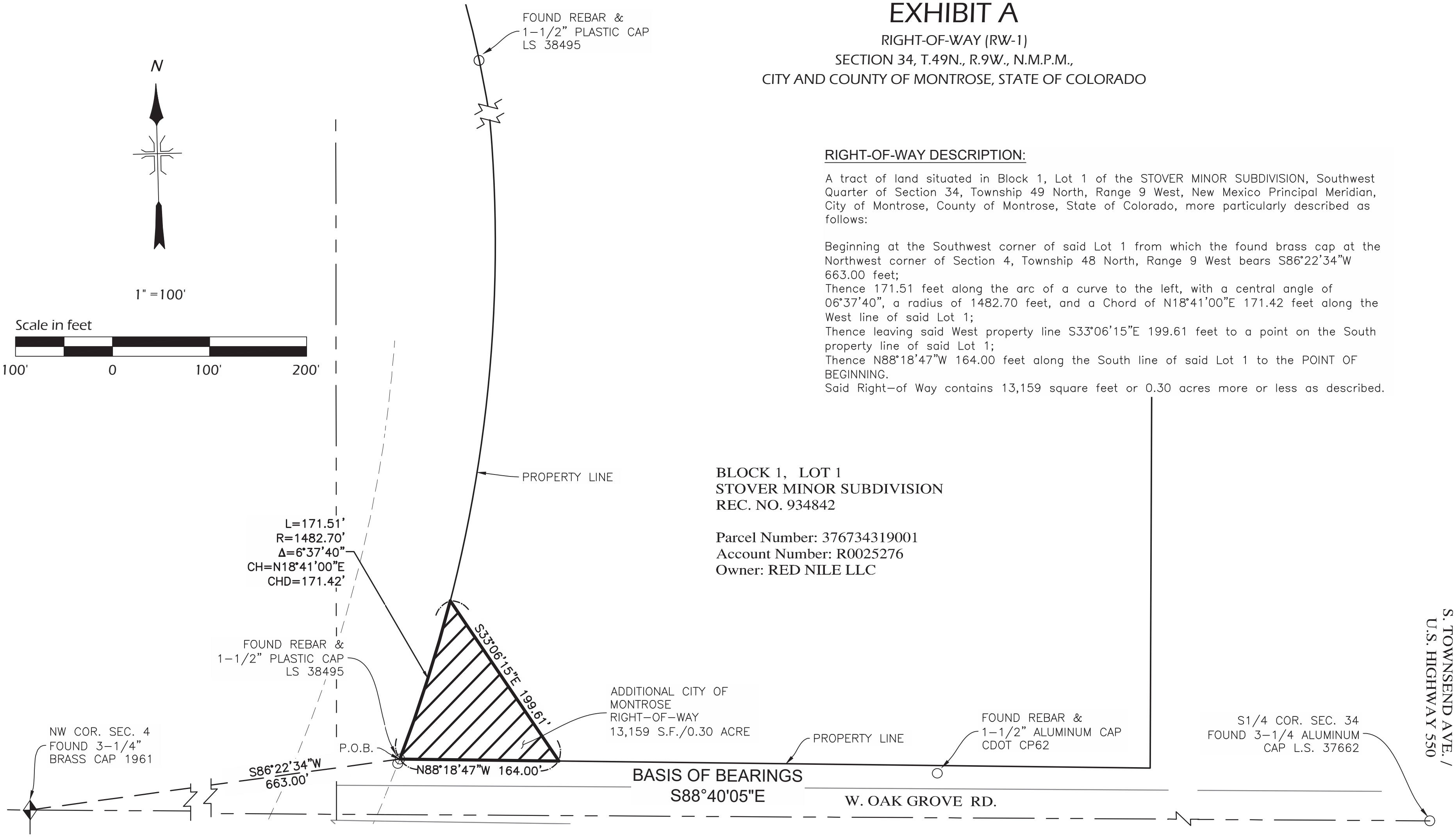

Right of Way Purchase Area
Approx Footprint Rio Grande/East Oak Grove Roundabout
S. RIO GRANDE AVE.
NEW DETENTION POND
DUAL 18" ADS N-12 WT PIPES
0.30 AC R.O.W. ACQUISITION
E. OAK GROVE RD.
S. RIO GRANDE AVE.
N
1" = 40'
Scale in feet
40' 0 40' 80'
DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251
www.del-mont.com ▼ service@del-mont.com
NO DATE REVISIONS BY

EXHIBIT A

RIGHT-OF-WAY (RW-1)
SECTION 34, T.49N., R.9W., N.M.P.M.,
CITY AND COUNTY OF MONTROSE, STATE OF COLORADO



RIGHT-OF-WAY DESCRIPTION:

A tract of land situated in Block 1, Lot 1 of the STOVER MINOR SUBDIVISION, Southwest Quarter of Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, County of Montrose, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1 from which the found brass cap at the Northwest corner of Section 4, Township 48 North, Range 9 West bears S86°22'34"W 663.00 feet;
Thence 171.51 feet along the arc of a curve to the left, with a central angle of 06°37'40", a radius of 1482.70 feet, and a Chord of N18°41'00"E 171.42 feet along the West line of said Lot 1;
Thence leaving said West property line S33°06'15"E 199.61 feet to a point on the South property line of said Lot 1;
Thence N88°18'47"W 164.00 feet along the South line of said Lot 1 to the POINT OF BEGINNING.
Said Right-of Way contains 13,159 square feet or 0.30 acres more or less as described.

BASIS OF BEARINGS:

The bearing between the found BLM brass cap dated 1961 at the Northwest corner of Section 4, Township 48 North, Range 9 West and the found rebar and cap L.S. 37662 at the South 1/4 corner of Section 34, Township 49 North, Range 9 West, bears S88°40'05"E (ASSUMED)

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DESIGNED BY: RDD	SCALE: 1"=100'	CITY OF MONTROSE RIGHT-OF-WAY DESCRIPTION STOVER MINOR SUBDIVISION MONTROSE, COLORADO	D.M. JOB NO.: 24040
			DATE ISSUED: 01/21/2025
CHECKED BY: NB	FILE NAME: 24040V_ROW_ACQU		SHEET: 1 of 1

PROJECT EXPENSE AUTHORIZATION

TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: June 9, 2025
RE: Rio Grande Corridor Dry Utility Relocation and Installation

Recommendation

Consider the approval of $818,251.41 in expenditures for construction of the Rio Grande Dry Utility Relocation and Installation Project. This includes the award of Change Order No. 2 to Williams Construction's Public Works Site Fill Contract in the amount of $438,251.41, up to $360,000 in expenditures to Delta-Montrose Electric Association for powerline relocation and street lighting, and up to $20,000 in expenditures to Black Hills Energy for natural gas mainline relocation and extension.

Background and Project Driver

In anticipation of the upcoming projects to construct a roundabout at the intersection of Rio Grande and East Oak Grove, extend the first phase of Rio Grande southward, and in support of the upcoming public works facility construction, it will be necessary to relocate conflicting natural gas and overhead power utilities within the project areas. These utilities are planned to be relocated to run along the eastern side of the Rio Grande extension which also makes them available for use to service the new public works facility. Additionally, a communications corridor is also proposed for this area to service the public works facility and allow for future utility extensions as the Rio Grande corridor is built out towards the south. An excerpt from the utility relocation project plans is included as an attachment to this memo.

The dry utility relocation and extension work was originally planned to be constructed as part of the street projects in 2026 assuming that the public works fill project would extend into the late fall of 2025. With the fill project running well ahead of schedule and likely to be complete around the 4th of July, this creates a unique opportunity to complete the utility relocation and extension work now before FCI mobilizes to begin facility construction in September. Completion of the dry utility relocations now offers the following schedule and cost advantages to all three projects (roundabout, Rio Grande extension, and public works facility):

- The site fill contractor is still mobilized and available to perform the trenching required for the project.
- Relocating and extending utilities now reduces contractor overlap and conflict between the three projects.
- The work can be performed during the summer construction season and avoid winter construction conditions.
- With the Rio Grande utility work complete before facility construction begins, these utilities become available for temporary power and natural gas service during facility construction. This reduces facility project costs by eliminating sacrificial temporary power/gas services, temporary propane service, and the need for generators during construction.
- Dry utility relocations are typically one of the longer lead and critical path items on roundabout projects; completing these now before the road is closed for roundabout construction will reduce its eventual closure impacts.

Project Expenditures

The dry utility relocation and extension work includes the following expenditures:

1. **Williams Change Order No. 2.** With Williams Construction wrapping up the public works site fill project, they remain mobilized on site and are available to perform the trenching work. They are also under consideration as a competitive bidder to FCI to perform the public works facility interior site civil work (parking lot and utilities). Costs for the proposed trenching work were negotiated at 438,251.41 and unit rates are in-line with our expectations for the proposed scope of work.
2. **DMEA.** Costs for DMEA include new buried powerlines, sectionalizers (junction boxes), street lights, street light transformers, power feeds to the roundabout, a power stub to the future Uncompahgre Riverway Trail trailhead area, and removal of all abandoned overhead powerlines. It should be noted that these costs are for the Rio Grande corridor/roundabout area only and do not include any power service feeds or transformers for the new public works facility; these building expenditures are being funded separately as part of the facility's expense authorization. The total electrical costs were quoted by DMEA at $430k; however, recognizing the benefit of undergrounding the power in this area, they have agreed to cover the costs of all mainline wire and sectionalizers. This reduces the City's cost to $360k.
3. **Black Hills Energy.** Costs for the natural gas relocation and extension were quoted by Black Hills Energy at around $240k in order to properly upgrade their system to support the anticipated loads for the public works facility and surrounding area and to relocate lines within the roundabout area. Also recognizing the benefits to their system beyond just this project, Black Hills Energy agreed to cover approximately $150k of these costs, and $70k of the balance can be attributed to the public works facility. This leaves $20k of Black Hills' costs attributable to the roundabout and Rio Grande corridor.

Construction stakeout support from the project's civil designer (Del-Mont Consultants) will also be required for this project. However, the existing construction stakeout contract is trending well below budget and, as a result, no additional expenditure authorization will be necessary for that element of work.

A summary of project costs is included in Table 2 below.

TABLE 2
Summary of Project Costs

Work Element	Cost
Change Order No. 2 (Williams Construction)	$438,251.41
Powerline Relocations, Street Lights, and Power Stubs (DMEA)	$360,000.00
Natural Gas Relocations and Extensions (Black Hills Energy)	$20,000.00
TOTAL	**$818,251.41**

Project Schedule and Traffic Control

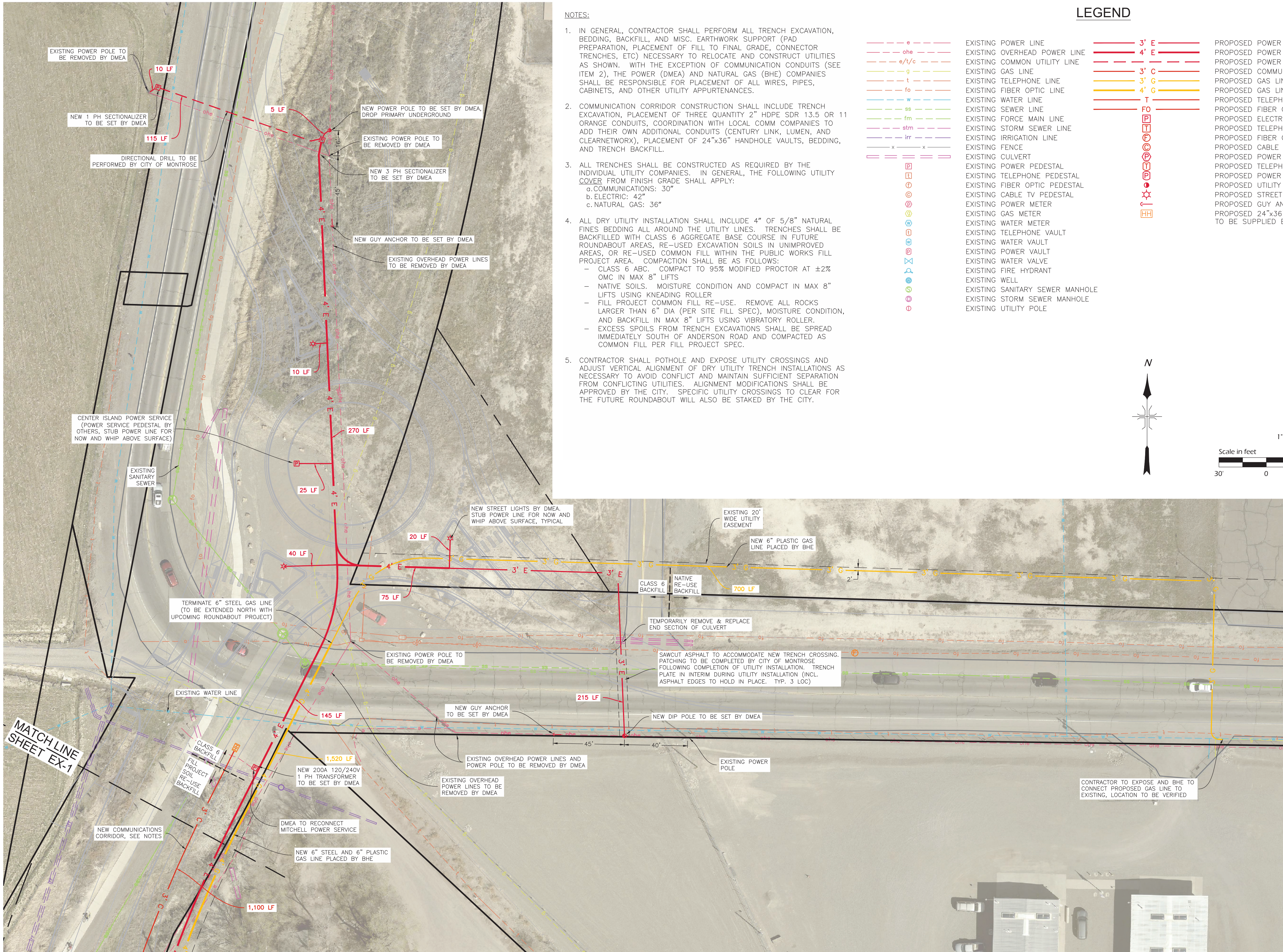
The dry utility relocation work is scheduled to be completed around September of 2025 ahead of mobilization for facility construction.

All utility work will take place outside of existing roadways with the exception of the three trench crossings shown in Figure 2. These road crossings will be constructed during a three-day closure and temporarily covered with steel trench plates. After utility installations are complete, Rio Grande will be closed for an additional 1 to 2 days for backfill and asphalt patching of the trench cuts. As work progresses into the existing trailhead area on the north side of East Oak Grove, the trailhead area will also be closed during trenching and backfill operations.

Contract Administration and Project Financials

Contract administration, project management, and inspection will be performed by the City of Montrose engineering department with support from the design engineer as needed.

The dry utility work was intended for the 2026 budget as part of the roundabout and Rio Grande extension projects. Moving this to 2025 will require funding the work using general fund reserves and will reduce the proposed budget request for 2026. It is our understanding that adequate reserves currently exist to fund the work.



NOTES:

1. IN GENERAL, CONTRACTOR SHALL PERFORM ALL TRENCH EXCAVATION, BEDDING, BACKFILL, AND MISC. EARTHWORK SUPPORT (PAD PREPARATION, PLACEMENT OF FILL TO FINAL GRADE, CONNECTOR TRENCHES, ETC) NECESSARY TO RELOCATE AND CONSTRUCT UTILITIES AS SHOWN. WITH THE EXCEPTION OF COMMUNICATION CONDUITS (SEE ITEM 2), THE POWER (DMEA) AND NATURAL GAS (BHE) COMPANIES SHALL BE RESPONSIBLE FOR PLACEMENT OF ALL WIRES, PIPES, CABINETS, AND OTHER UTILITY APPURTENANCES.
2. COMMUNICATION CORRIDOR CONSTRUCTION SHALL INCLUDE TRENCH EXCAVATION, PLACEMENT OF THREE QUANTITY 2" HDPE SDR 13.5 OR 11 ORANGE CONDUITS, COORDINATION WITH LOCAL COMM COMPANIES TO ADD THEIR OWN ADDITIONAL CONDUITS (CENTURY LINK, LUMEN, AND CLEARNETWORX), PLACEMENT OF 24"x36" HANDHOLE VAULTS, BEDDING, AND TRENCH BACKFILL.
3. ALL TRENCHES SHALL BE CONSTRUCTED AS REQUIRED BY THE INDIVIDUAL UTILITY COMPANIES. IN GENERAL, THE FOLLOWING UTILITY COVER FROM FINISH GRADE SHALL APPLY:
   a. COMMUNICATIONS: 30"
   b. ELECTRIC: 42"
   c. NATURAL GAS: 36"
4. ALL DRY UTILITY INSTALLATION SHALL INCLUDE 4" OF 5/8" NATURAL FINES BEDDING ALL AROUND THE UTILITY LINES. TRENCHES SHALL BE BACKFILLED WITH CLASS 6 AGGREGATE BASE COURSE IN FUTURE ROUNDABOUT AREAS, RE-USED EXCAVATION SOILS IN UNIMPROVED AREAS, OR RE-USED COMMON FILL WITHIN THE PUBLIC WORKS FILL PROJECT AREA. COMPACTION SHALL BE AS FOLLOWS:
   - CLASS 6 ABC. COMPACT TO 95% MODIFIED PROCTOR AT ±2% OMC IN MAX 8" LIFTS
   - NATIVE SOILS. MOISTURE CONDITION AND COMPACT IN MAX 8" LIFTS USING KNEADING ROLLER
   - FILL PROJECT COMMON FILL RE-USE. REMOVE ALL ROCKS LARGER THAN 6" DIA (PER SITE FILL SPEC), MOISTURE CONDITION, AND BACKFILL IN MAX 8" LIFTS USING VIBRATORY ROLLER.
   - EXCESS SPOILS FROM TRENCH EXCAVATIONS SHALL BE SPREAD IMMEDIATELY SOUTH OF ANDERSON ROAD AND COMPACTED AS COMMON FILL PER FILL PROJECT SPEC.
5. CONTRACTOR SHALL POTHOLE AND EXPOSE UTILITY CROSSINGS AND ADJUST VERTICAL ALIGNMENT OF DRY UTILITY TRENCH INSTALLATIONS AS NECESSARY TO AVOID CONFLICT AND MAINTAIN SUFFICIENT SEPARATION FROM CONFLICTING UTILITIES. ALIGNMENT MODIFICATIONS SHALL BE APPROVED BY THE CITY. SPECIFIC UTILITY CROSSINGS TO CLEAR FOR THE FUTURE ROUNDABOUT WILL ALSO BE STAKED BY THE CITY.

LEGEND

e	EXISTING POWER LINE	3' E	PROPOSED POWER LINE IN 3' WIDE TRENCH
ohe	EXISTING OVERHEAD POWER LINE	4' E	PROPOSED POWER LINE IN 4' WIDE TRENCH
e/t/c	EXISTING COMMON UTILITY LINE		PROPOSED POWER LINE DIRECTIONAL DRILLED
g	EXISTING GAS LINE	3' C	PROPOSED COMMUNICATIONS CORRIDOR IN 3' TRENCH
t	EXISTING TELEPHONE LINE	3' G	PROPOSED GAS LINE IN 3' WIDE TRENCH
fo	EXISTING FIBER OPTIC LINE	4' G	PROPOSED GAS LINE IN 4' WIDE TRENCH
w	EXISTING WATER LINE	T	PROPOSED TELEPHONE LINE
ss	EXISTING SEWER LINE	FO	PROPOSED FIBER OPTIC LINE
fm	EXISTING FORCE MAIN LINE	P	PROPOSED ELECTRICAL EQUIPMENT LOCATION
stm	EXISTING STORM SEWER LINE	T	PROPOSED TELEPHONE PEDESTAL
irr	EXISTING IRRIGATION LINE	F	PROPOSED FIBER OPTIC PEDESTAL
x	EXISTING FENCE	C	PROPOSED CABLE TV PEDESTAL
	EXISTING CULVERT	P	PROPOSED POWER METER
P	EXISTING POWER PEDESTAL	T	PROPOSED TELEPHONE VAULT
T	EXISTING TELEPHONE PEDESTAL	P	PROPOSED POWER VAULT
F	EXISTING FIBER OPTIC PEDESTAL		PROPOSED UTILITY POLE
C	EXISTING CABLE TV PEDESTAL		PROPOSED STREET LIGHT
P	EXISTING POWER METER		PROPOSED GUY ANCHOR
G	EXISTING GAS METER	HH	PROPOSED 24"x36" HANDOLE, 30" DEEP TO BE SUPPLIED BY CONTRACTOR
W	EXISTING WATER METER		
T	EXISTING TELEPHONE VAULT		
W	EXISTING WATER VAULT		
P	EXISTING POWER VAULT		
	EXISTING WATER VALVE		
	EXISTING FIRE HYDRANT		
	EXISTING WELL		
S	EXISTING SANITARY SEWER MANHOLE		
D	EXISTING STORM SEWER MANHOLE		
	EXISTING UTILITY POLE		

N

1" = 30'

Scale in feet

30' 0 30' 60'

PRELIMINARY

NO | DATE | REVISIONS | BY

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
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DESIGNED BY: RDD
DRAWN BY: RDD
CHECKED BY: DWS
DATE ISSUED: YYYY-MM-DD
FILE NAME: 24040C_RGN_CIVIL.DWG

CITY OF MONTROSE
RIO GRANDE AVENUE
NORTH ROAD EXTENSION

R.G. & E.O.G. ROUNDABOUT
DRY UTILITY TRENCHING PLAN

DMC JOB NO.: 24040

SHEET NO.: EX-1

PLOTTED BY WLUDGATE, FILE PATH & NAME = \\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24040-COM RIO GRANDE & PUBLIC WORKS\C3D\SHEETS RG N\24040C_RGN_CIVIL.DWG, PLOT DATE = 5/29/2025 4:29 PM

LEGEND

EXISTING POWER LINE	PROPOSED POWER LINE IN 3' WIDE TRENCH
EXISTING OVERHEAD POWER LINE	PROPOSED POWER LINE IN 4' WIDE TRENCH
EXISTING COMMON UTILITY LINE	PROPOSED POWER LINE DIRECTIONAL DRILLED
EXISTING GAS LINE	PROPOSED COMMUNICATIONS CORRIDOR IN 3' TRENCH
EXISTING TELEPHONE LINE	PROPOSED GAS LINE IN 3' WIDE TRENCH
EXISTING FIBER OPTIC LINE	PROPOSED GAS LINE IN 4' WIDE TRENCH
EXISTING WATER LINE	PROPOSED TELEPHONE LINE
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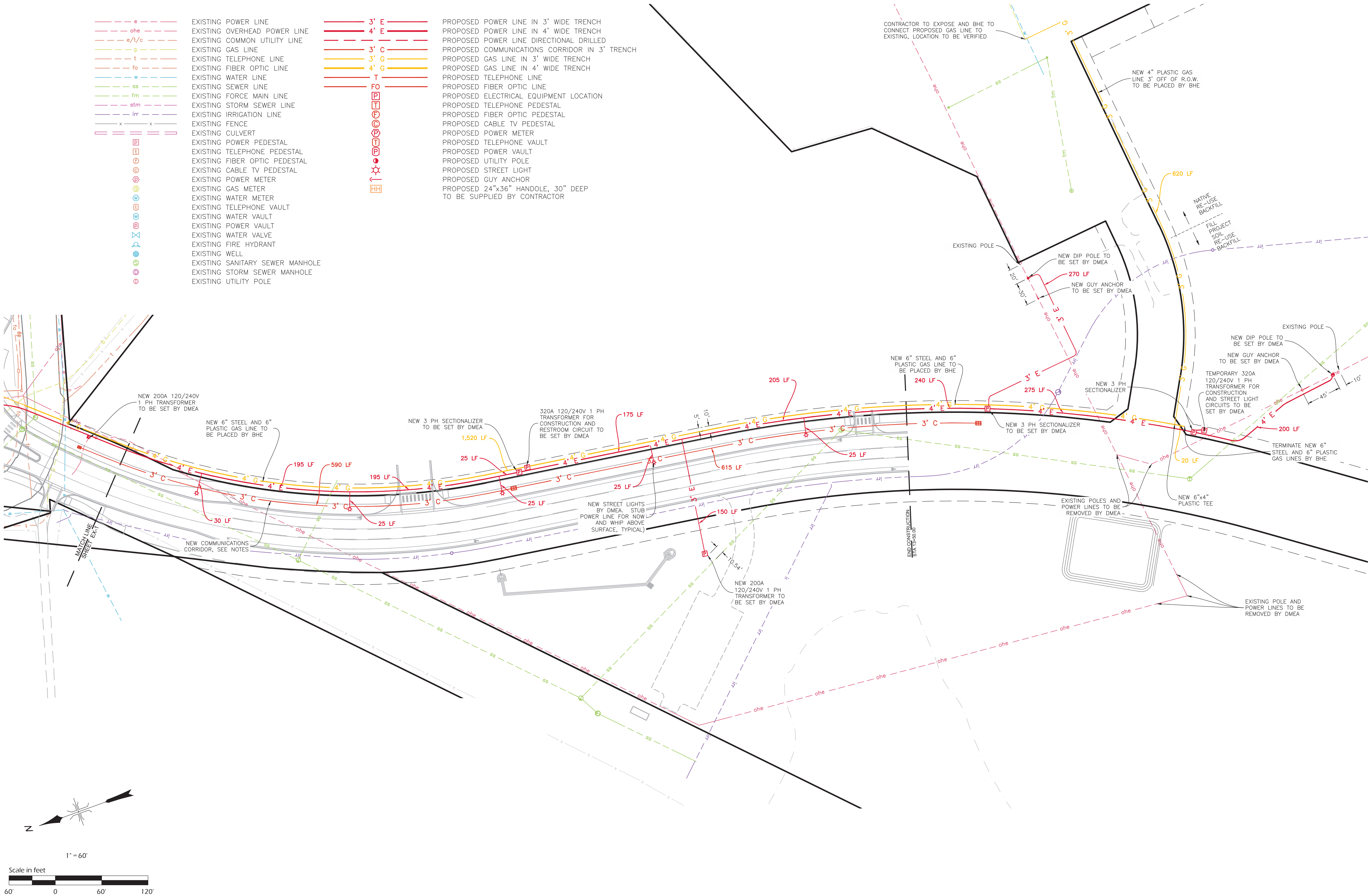
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WELL	
EXISTING SANITARY SEWER MANHOLE	
EXISTING STORM SEWER MANHOLE	
EXISTING UTILITY POLE	



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CITY OF MONTROSE
RIO GRANDE AVENUE
NORTH ROAD EXTENSION

RIO GRANDE AVE
DRY UTILITY TRENCHING PLAN

DMC JOB NO.: 24040

SHEET NO.: EX-2

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PROJECT AUTHORIZATION

TO: Honorable Mayor and Montrose City Council
FROM: Jim Scheid, Public Works Director
DATE: June 16th, 2025
RE: Public Works Facility Overall Project Authorization
CC: William Bell, Ann Morgenthaler, Shani Wittenberg

Recommendation

Consider authorization of the remaining portion of the Public Works Facility Project in the amount of $66,262,041.00

Background

Public Works Facility

Since 2016, City staff have been focused on the long-term planning and design of a new public works facility. The current facility, located at 1221 6450 Road, was constructed in the 1960s and is well beyond its useful life. Its layout and infrastructure no longer support the department's current operational requirements. Among the primary issues are inadequate space for both shop and administrative staff, limited accessibility for individuals with disabilities, insufficient restroom capacity, structural concerns with the building, potential environmental hazards like asbestos and lead, a lack of heated storage for vehicles sensitive to cold temperatures (such as vactors, sweepers, and water trucks), a subpar wash bay, poor traffic flow within the site, inadequate separation between the public and operational areas, and the absence of proper stormwater management for water quality and quantity, including for wash bay runoff.

Planning efforts for a new facility indicated that the existing site would not be large enough for the long-term growth needs of the public works department. The site shown here in orange https://tinyurl.com/RioGrandeOverview has been recently purchased for this purpose. The site is ideal for the new public works facility given its central location, large size, and fit with the surrounding area (surrounded by similar operational campuses for the BLM, USFS, BOR, WAPA, and Tri-State).

The City wishes to create a public works facility that accommodates both existing and anticipated operational needs into the foreseeable future. The site layout and building spaces will be situated and constructed such that future expansions (additional storage, shop space, office space, etc.) can be readily accommodated when the need arises 30+ years into the future.

Public Works operations are critical to the overall function of the community, especially in the event of an emergency or natural disaster. To that end, the facility will be designed and constructed with an eye towards durability, resiliency, emergency preparedness, and with an elevated importance factor for building loads and floodplain protection.

In order to promote safety for both the public and for employee operations, the City would like the public works facility to maintain separation between the two without overlap (i.e., public traffic is separate from employee work areas and traffic circulation). For public that visit the site, the intent is for them to have a safe, easy-to-navigate, and welcoming experience. The project is also designed to ensure all public-facing elements are aesthetically pleasing and integrate well with the surrounding area.

Design

The Public Works Facility's planning and design efforts have been underway for approximately 10 years and kicked into high gear in 2021 with a Space and Needs Assessment, which led to property evaluations and the purchase of property in 2023 that would serve this facility and a road network extension. The contract for the formal design to Blythe Group for this facility was presented to the City Council in March 2024.

The Design Development (DD) was completed in April of 2025 and the project team has been utilizing that design to generate the final project budget shown below. As portions of the design are finalized, they continue through the design process into Construction Documents. Having this level of design and cost estimating completed allows the project team to carefully consider options presented as Value Engineering (VE). This allows the team to refine the overall costs of the project and recommend an overall budget. The following link has renderings of the current level of design.
https://tinyurl.com/PWFacilityDesign

Construction

FCI Constructors, Inc. (the CMGC for this project) has been working with the City and the Design Team to generate the current level of design (Design Development (DD)) and the cost estimates that go with it. From the cost estimates generated from the DD, the Guaranteed Maximum Price (GMP) Construction Contract amount has been generated and is included in the project budget below.

Project Budget

The City received Certificates of Participation (COP) borrowing totaling $55M in May of 2025 after Ordinance 2679 was authorized in March of 2025. The overall project budget was based on the anticipated $55M borrowing and $22M of contribution by the City's General Fund, Enterprise Funds and Internal Funds for a total available budget just over $77M.

Below is a breakdown of the current budget for this project.

	Total Costs	Previously Approved	Remaining to be Authorized
Construction Costs	$59,260,000.00	$150,000.00	$59,110,000.00
Owner Expenses	$1,620,500.00	$0.00	$1,620,500.00
Design/Consultants	$3,797,219.00	$2,413,878.00	$1,383,341.00
Contingency	$4,148,200.00	$0.00	$4,148,200.00
Site Preparation	$5,833,427.31	$5,833,427.31	$0.00
Total Project Costs	**$74,659,346.31**	**$8,397,305.31**	**$66,262,041.00**

Due to the project team efforts in strategic design and construction methods the overall project budget is almost $2.5M under the original target budget set by the funding available. This savings will be recognized by the enterprise funds, public safety fund and the general fund by reducing the amounts that they are to contribute over the next two years' annual budgets. It should be noted that a roundabout project at the intersection of East Oak Grove and Rio Grande as well as the first phase of the Rio Grande Extension are planned capital projects for 2026. Although these projects support the public works facility, they are community-wide capital priorities and will be funded separately from this authorization.

Net Financial Result

As mentioned above, the City received $55M in funding for this project from the issuance of COPs for the project. As part of this funding, the City will also receive premiums and interest on this borrowing throughout construction. Below is a breakdown of the funding sources for the project to support the project budget shown above.

Project Funding Sources	
COP Borrowing	$55,000,000.00
Premiums and Interest on Borrowing	$2,562,477.00
General Fund Reserves	$6,000,000.00
Enterprise Funds	$7,505,910.56
Fleet Fund Reserves	$1,000,000.00
Montrose Police Department	$2,590,958.75
Total Funding Sources	**$74,659,346.31**

Council Transmittal Memo
Date: June 16, 2025

To: Mayor and City Council

From: David Bries, Utilities Director

CC: William Bell, City Manager
Shani Wittenberg, Finance Director
Hyrum Webb, WWTP Superintendent

Subject: WWTP Improvements - Design-Build Contract - Proposed Change Order

Recommendation

Consideration of WWTP Improvement project Phase 1, Change Order #1 for additional design or Return Activated Sludge (RAS) piping improvements for $104,843.00. This brings the total authorization for the project to $1,454,843.00.

Background

The wastewater treatment plant was originally constructed in 1984 and several of the major components at the wastewater treatment plant are near the end of their useful life, as well as updates to environmental regulations requiring the treatment plant to meet additional and more stringent effluent limitations.

In February, the City awarded a Design-Build contract for the WWTP Improvement Project to the Burns & McDonnell/Moltz construction team. Design has been progressing well and have identified improvements to the Return Activated Sludge (RAS) piping that will save project costs and allow the existing Screw Pump basin to be used as the pump station wetwell, saving construction cost of constructing a new wetwell.

The following summarized the proposed authorizations in Phase 1,Change Order #1, and Phase 2, Change Order #1:

Phase 1 design of RAS piping and pumping improvements	$ 104,843.00
Current Contract with Burns &McDonnell/Moltz	$1,273,255.00
Owner’s Contingency	$ 76,745.00
Original Design-Build Contract Authorization	$1,350,000.00
Total Proposed Authorization	$1,454,843.00

As the design progresses, staff is anticipating additional change orders to get started in the procurement process for the UV disinfection and aeration equipment as well as the backup generator in the next few months due to their long lead times.

Financial Impact

$3 Million for the design phase of the project is included in the 2025 Sewer Fund budget. The proposed plan is to develop plans and finalize costs for completing the project and issue bonds or loans to fund the construction beginning in 2026.