



CITY COUNCIL WORK SESSION
Monday, August 4, 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) DISCUSSION ITEMS

- A) Mitchell Addition Annexation (10 minutes)
Senior Planner William Reis
- B) Wastewater Treatment Plant Improvement Project Change Order #2 (15 minutes)
Staff: Utilities Director David Bries
- C) 2025 Landfill Agreement Renewal (15 minutes)
Staff: Public Works Director Jim Scheid

2) GENERAL CITY COUNCIL DISCUSSION

3) STAFF COMMENTS



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: August 4, 2025
RE: JC Mitchell Addition Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

City Council Consideration:

City Council is considering the JC Mitchell Addition annexation application and the associated zoning. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

August 4:	Council Work Session Overview
August 19:	Council Resolution to set a hearing date
August 27:	Planning Commission zoning hearing
October 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
October 21:	2nd reading of annexation and zoning ordinances

Application Background:

The JC Mitchell Addition is a proposed annexation approximately 4.85 acres in size. The annexation consists of a portion of property located at 15238 6720 Rd, as a result of a boundary line adjustment with the properties at 67278 Sunnyside Rd and 67304 Sunnyside Rd. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and City of Montrose Water Service Area. An Annexation Agreement is required.

Proposed Zoning: "R-2" Low Density District



Applicant: Justin Wade Mitchell

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 11-7-12 (B), Zoning of Additions. "The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:
 - i. The amendment is not averse to the public health, safety and welfare; and
 - ii. The amendment is in substantial conformity with the Comprehensive Plan, or such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated."
 - b. Municipal Code, Section 11-7-5: The "R-2" Low Density District is intended to provide primarily for development of single-household detached and duplex dwellings, along with certain other compatible land uses.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "R-2" Low Density District and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the JC Mitchell Addition as Residential Mixed Density Low. The Residential Mixed Density Low District provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises of platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.



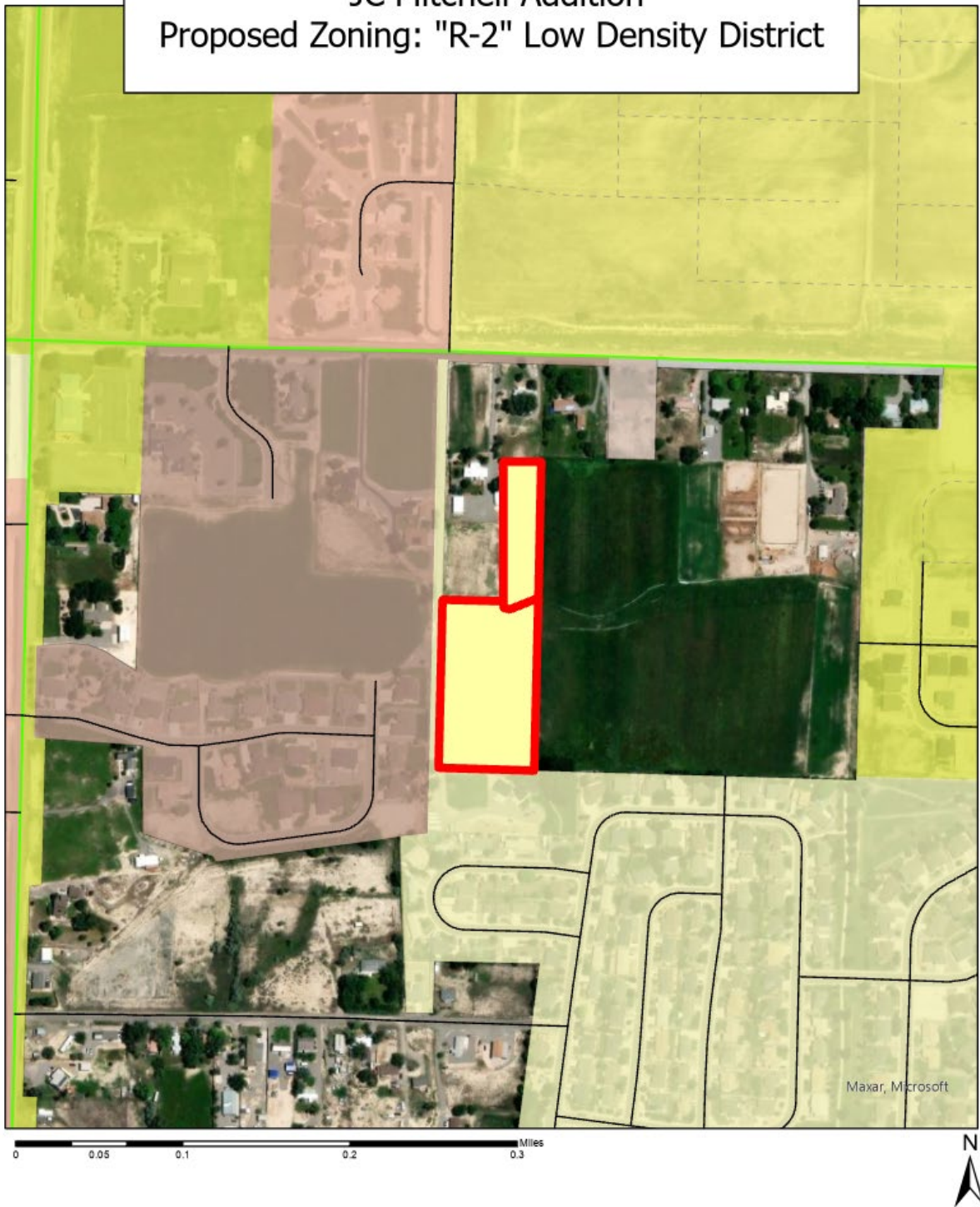
6. The “R-2” zoning does not appear to be averse to the public health, safety and welfare.



EXHIBIT A: Maps



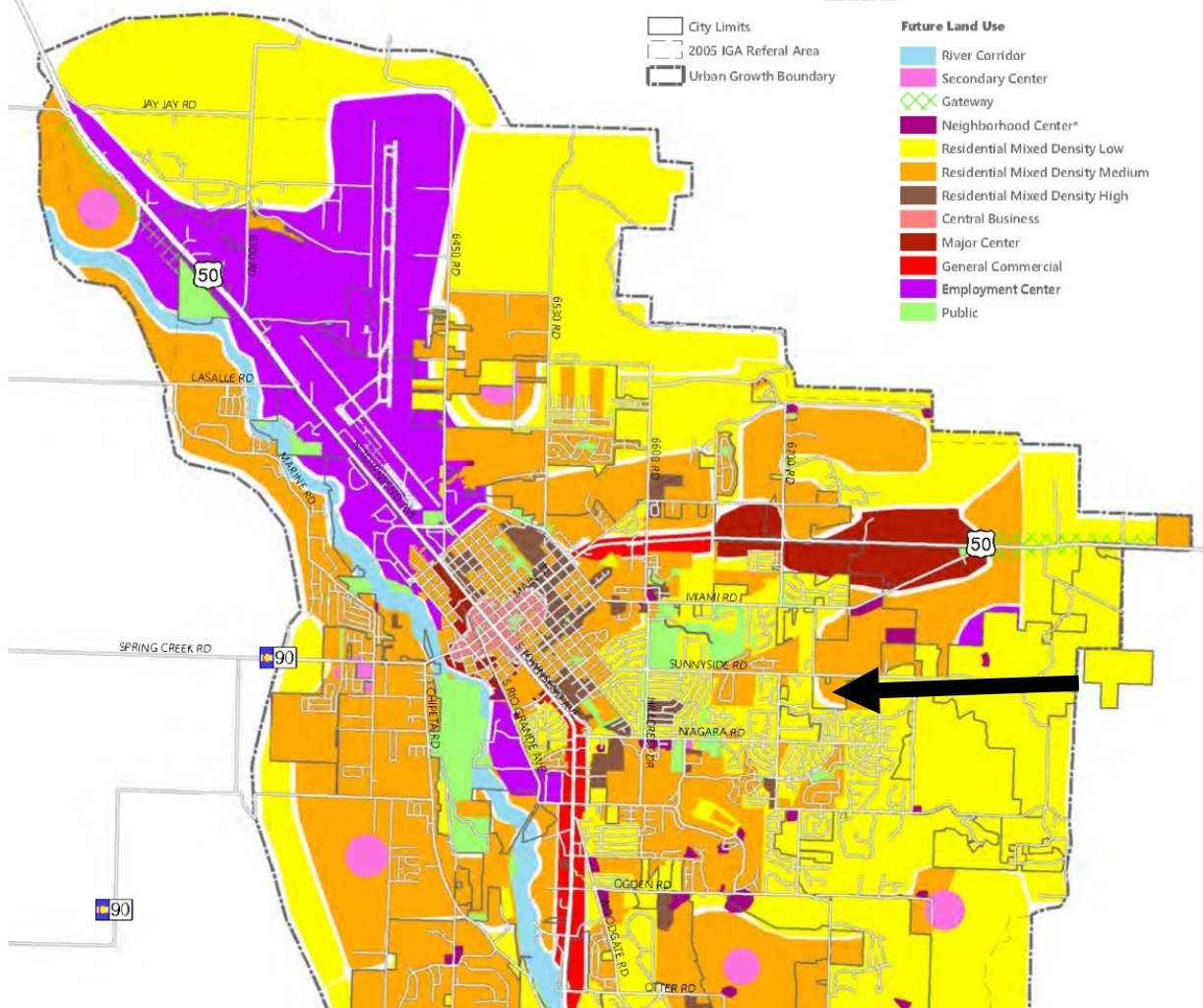
JC Mitchell Addition
Proposed Zoning: "R-2" Low Density District



Comprehensive Plan Future Land Use Map

FUTURE LAND USE

MAP 5.1



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.

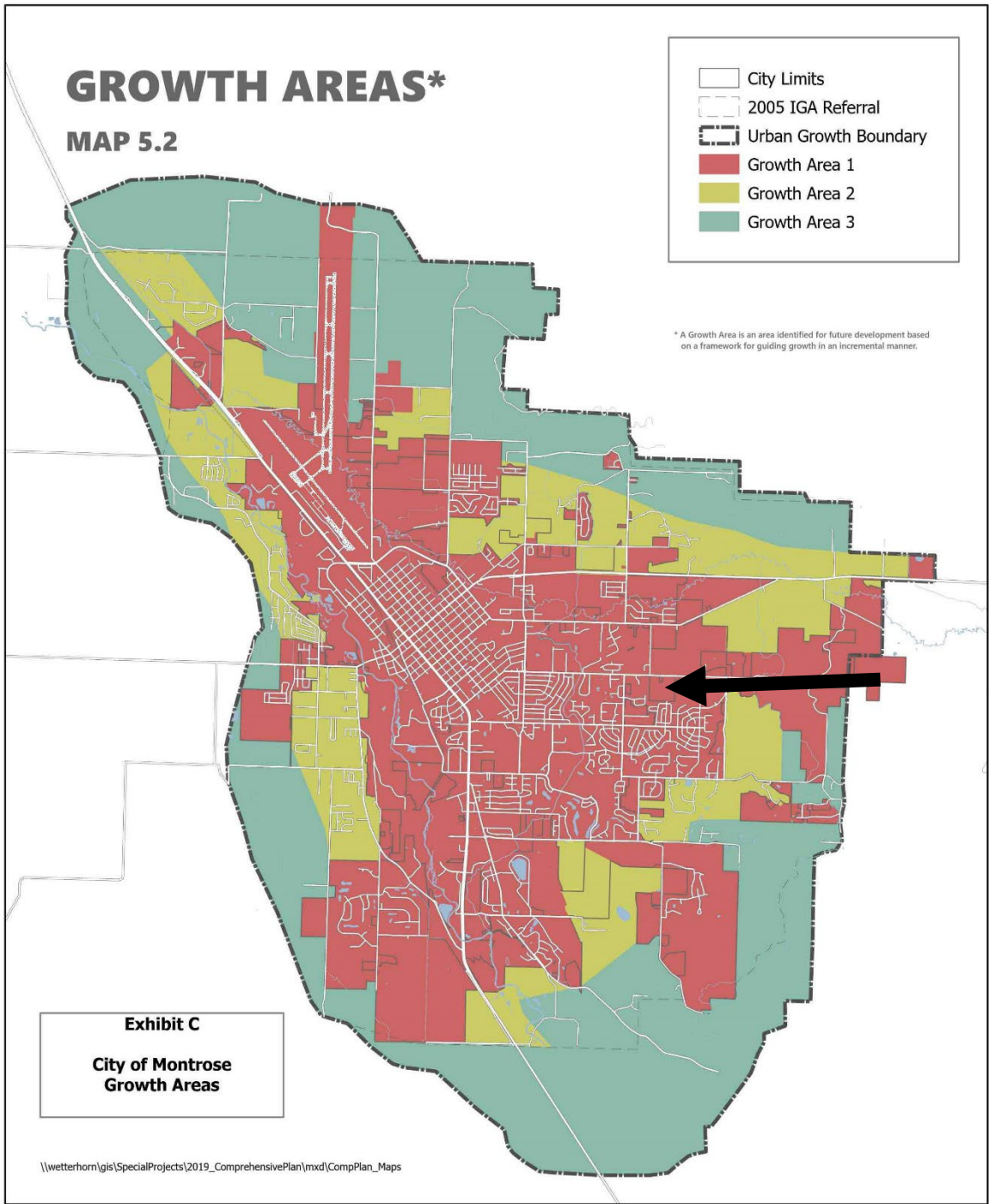


Exhibit C
City of Montrose
Growth Areas

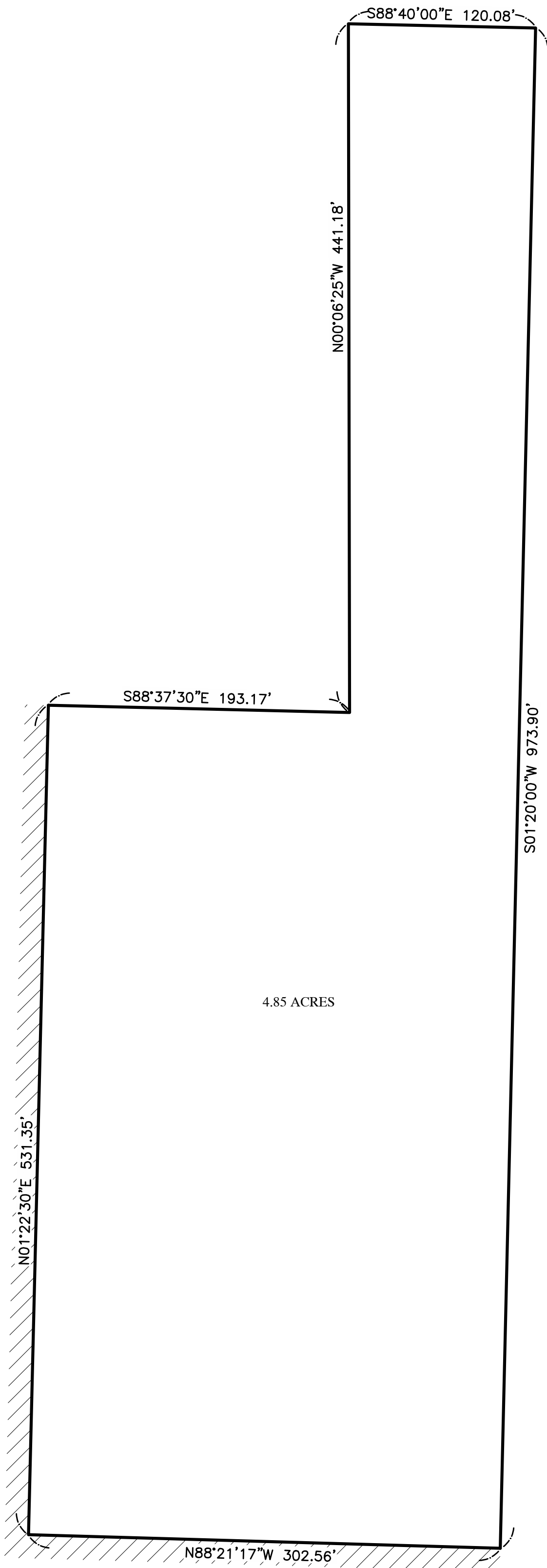
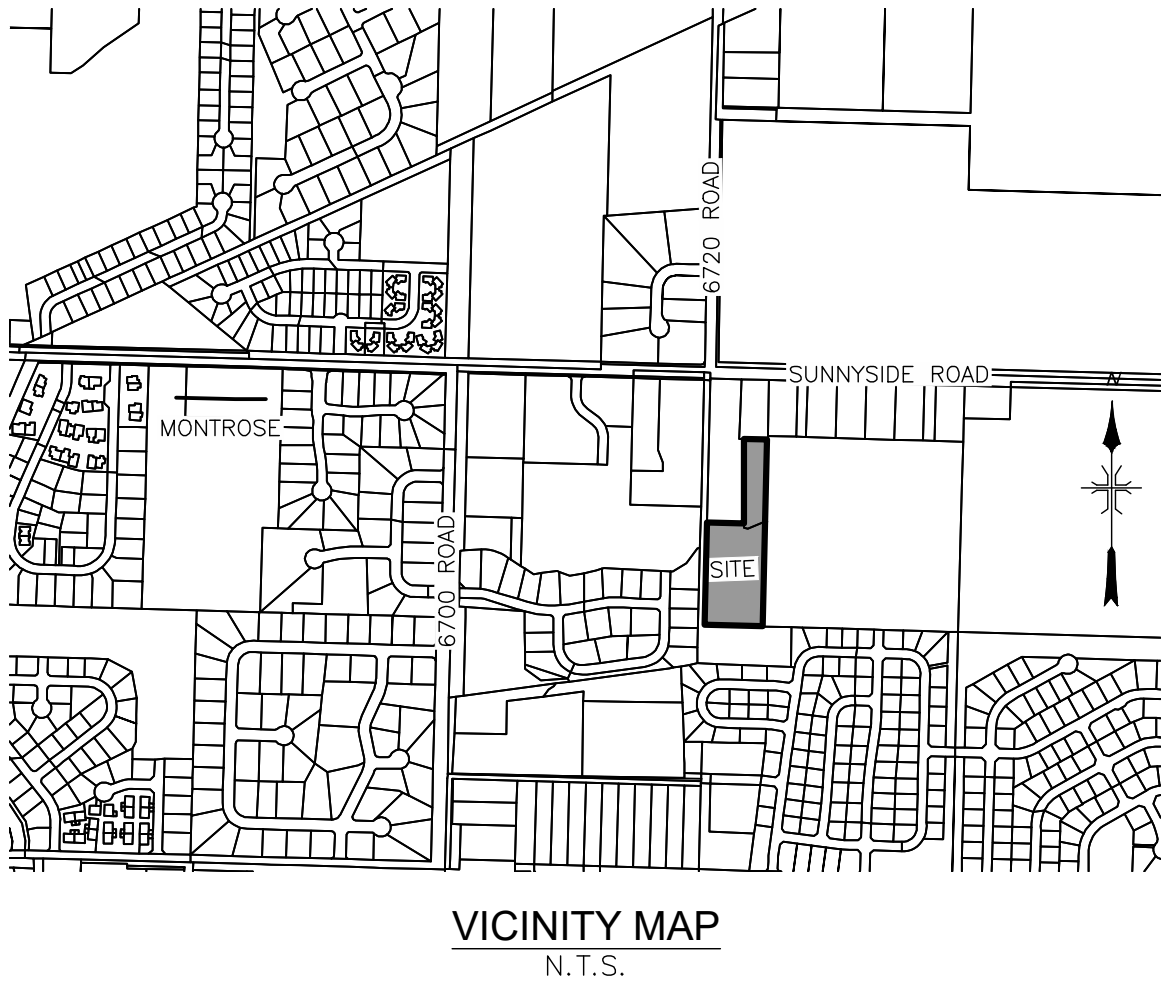
\\wetterhorn\gis\SpecialProjects\2019_ComprehensivePlan\mxd\CompPlan_Maps



JC MITCHELL ADDITION

SITUATED IN SECTION 36, TOWNSHIP 49 NORTH, RANGE 9 WEST, N.M.P.M.

COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

- //// CITY LIMITS
- PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 2562.25'

PERIMETER CONTIGUOUS TO CITY LIMITS = 833.91'

NOTE:

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.

PROPERTY DESCRIPTION

A parcel of land situated in Section 36, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, more particularly described as follows:

Beginning at the Southeast corner of Lot 2, Alford Replat as recorded at Reception No. 775455 in the Montrose County Records;

Thence N88°21'17"W 302.56 feet along the South line of said Lot 2 to the Southwest corner of said Lot 2;

Thence N01°22'30"E 531.35 feet along the West line of said Lot 2;

Thence S88°37'30"E 193.17;

Thence N00°06'25"W 441.18 feet;

Thence S88°40'00"E 120.08 feet;

Thence S01°20'00"W 973.91 feet to the Point of Beginning.

Containing 4.85 Acres more or less as described.

County of Montrose, State of Colorado

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, a Registered Land Surveyor in the State of Colorado, do hereby certify JC Mitchell Addition Annexation Map was prepared under my direct supervision.

PRELIMINARY

Nicholas Barrett, P.L.S.
Registration No. 38037

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____, 202____, annexed the property hereon to the City of Montrose.

Mayor

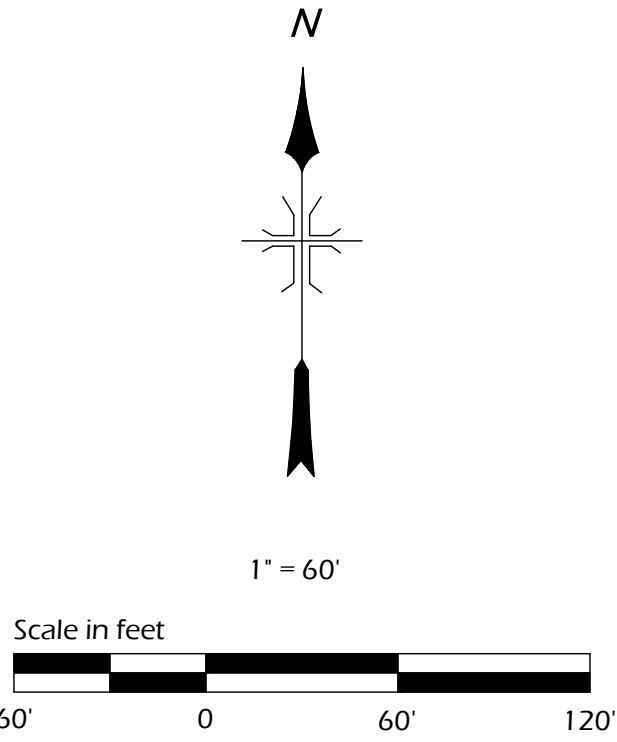
Attest: _____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____ on the _____ day of _____, 202____ under Reception No. _____.

Clerk and Recorder
Montrose County, Colorado

Deputy



NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24190-MITCHELL_BLA\C3D\24190V_ANNEX.DWG

 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 ☎ (970) 249-2251 www.del-mont.com ✉ service@del-mont.com				TITLE JC MITCHELL ADDITION	
FIELD BOOK:				CLIENT JUSTIN MITCHELL	
DRAWN BY: DCC				ADDRESS & PHONE:	
DATE: 2024-11-26				TYPE: ADDITION	
SHEET: 1 of 1					
FILE: 24190V_ANNEX				JOB NO.: 24190	

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
 - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
 - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction



of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
 - (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
 - (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
 - (c) The City Council shall approve or deny the appeal.
 - (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									



Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C
Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				¹				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C

Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T

¹ Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
Automobile and vehicle sales, repair or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).								C	
Farm implement sales or service establishments					P	P			
Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground. (b) All fuel pumps, lubrication and service facilities shall be located at			P	P	P	P	C		



least 20 feet from any street right-of-way line.									
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								
Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve				C	C	C			

limited manufacturing of the products supplied									
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			

Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.			P	P	P	P			
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
Duplex	P		P	P	P	P	P	P	P



Group homes— handicapped/disabled 8 persons or less (see Sec. 11- 11-2)	P		P	P	P	P	P	P	P
Group homes— handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11- 7-6(E)(1—3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7- 6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11- 13-6(2))	T		T	T	T	T	T	T	T

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)





Council Transmittal Memo
Date: July 30, 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 Change Order #2 authorizing pre-purchase agreements for long lead items in the amount of \$1,085,472.00. This brings the total authorization for the project to \$2,463,570.00.

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. Additionally, updates to environmental regulations require 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 and in July approved Change Order #1 to expand the design to include Return Activated Sludge piping improvements.

This change order will allow the Design-Build team to enter pre-purchase agreements to expedite delivery of long lead items that are part of Phase 2 of the project to include:

UV Disinfection Equipment	\$ 603,572.00 (Equipment purchase)
Surface Aerators for Oxidation Ditches	\$ 396,000.00 (Shop drawing submittal)
<u>Replacement Generator</u>	<u>\$ 85,900.00</u> (Shop drawing submittal)
Total proposed authorization for Pre-Purchase	\$1,085,472.00

The following summarizes the current and proposed authorizations for the project:

Original Contract with Burns &McDonnell/Moltz	\$1,273,255.00
Owner's Contingency	<u>\$ 76,745.00</u>
Original Design-Build Contract Authorization	\$1,350,000.00
Phase 1 design of RAS piping and pumping improvements	<u>\$ 104,843.00</u>
Total current Authorization	\$1,454,843.00
<u>Proposed Prepurchase authorizations</u>	<u>\$1,085,472.00</u>
Total Proposed Project Authorization	\$2,540,315.00

Financial Impact

The 2025 Sewer Fund budget includes \$3 million for the Wastewater Treatment Plant project. 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.

CONTRACT RENEWAL RECOMMENDATION

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Director
DATE: **August 4th, 2025**
RE: 2025 Landfill Agreement Renewal
CC: William Bell, Ann Morgenthaler, Shani Wittenberg



Action

Consider the renewal of the agreement with Bruin Waste Management for Landfill Services.

Background

The City's Trash and Recycle Division continues to collect municipal waste from City residents and transport that waste to a landfill service. In July of 2024, the City awarded the Landfill Services Agreement to Bruin Waste after receiving bids. Since 2024, Bruin has provided the service well and the once new relationship is working very well and is convenient for the City's operation as well. The proximity of their facility to the City's operational hub is beneficial, translating into tangible cost savings. These savings are primarily realized through reduced fuel consumption, a decrease in incidents of flat tires, and a general reduction in wear and tear on the City's fleet of trucks. This reduced travel also contributes to a more efficient completion of daily collection routes, optimizing staffing and operational hours. While there is an increase in the tipping fee from \$64.50 to \$66.37 per ton for 2025, this 2.9% adjustment aligns directly with the Consumer Price Index (CPI), making it a predictable and manageable change.

Contract Administration and Project Financials

Based on historical collection amounts the City anticipates that it could collect as much as 10,000 tons in the year of July 2025 to July 2026. This would equate to a total potential tipping fee of \$663,700.00. The Trash and Recycle Division budgeted \$820,000.00 in disposal fees in 2025. Disposal fees include tipping fees for solid waste and for recyclable materials. The increase tipping fee to \$66.37/ton for trash is within the estimated tipping fee rates that were anticipated when developing the 2025 and 2026 budgets so this rate will not likely cause the City's overall disposal fees to exceed the budgeted amount of \$820,000.00.

Bruin Waste Management
PO Box 630
Naturita, Co 81422
970-864-7531

7/23/2025

City of Montrose

Subject: Contract Renewal and Rate Adjustment Notification

Dear City of Montrose.

We appreciate the continued partnership between Bruin Waste Management and City of Montrose. As we approach the renewal of our current agreement, we would like to formally confirm the renewal of the contract effective 8/1/25

As part of the renewal, the per ton service rate will be adjusted from \$64.50 to \$66.37 per ton, reflecting a 2.9% increase in line with the Consumer Price Index (CPI)

Justification for CPI Adjustment

- The modest rate increase is necessary to offset rising operational costs driven by:
- Fuel Costs: Continued fluctuation and increases in fuel prices have directly impacted transportation and logistics expenses.
- Labor Costs: Competitive labor markets and wage adjustments have increased staffing costs.
- Regulatory compliance: New and updated environmental and safety regulations have resulted in additional compliance-related expenses.

We remain committed to delivering high quality, dependable service and maintaining transparent communication on pricing. Please let us know if you have any questions or if a meeting is required to review the terms.

We look forward to continuing our successful relationship.

Sincerely

Chris Trosper
COO
Bruin Waste Management
970-864-7531
970-428-1246
chris@bruinwaste.com