



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, August 5, 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) Oath of Office for Municipal Court Judge
- 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) CONSENT AGENDA (5 minutes)

- A) City Council consideration of the minutes of the July 14, 2025, special City Council meeting and the July 15, 2025, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*
- B) City Council consideration of the cancellation of the regular City Council meeting scheduled for Tuesday, December 16, 2025.
- C) City Council consideration of Resolution 2025-11, authorizing the City of Montrose Police Department to file an application for a Victim Assistance Law Enforcement (VALE) Grant through the 7th Judicial District Victims Assistance Board for the total of \$55,150.00 to cover a portion of both the current Victim Advocate’s Salary and a new Victim Advocate's salary; authorizing the Chief of Police to act in connection with the application and to provide such additional information as required; authorizing the City Manager, Chief of Police and Finance Director to sign the grant application and reporting documents. *Staff: Police Chief Blaine Hall*
- D) City Council consideration of Resolution 2025-12 authorizing assignment to the Colorado Housing and Finance Authority of a private activity bond allocation of the City of Montrose pursuant to the Colorado Private Activity Bond Ceiling Allocation Act. *Staff: Jace Hochwalt, Community Development Director*

Action: Consider making a motion to approve the consent agenda as presented.

8) NEW RETAIL LIQUOR STORE LICENSE APPLICATION (15 minutes)

City Council consideration of an application for a new Retail Liquor Store liquor license at 113 W. Main Street for West Main Liquor LLC, doing business as West Main Liquor, for consumption off of the licensed premises. *Staff: City Attorney Chris Dowsey*

Action: Hold a hearing. Consider making a motion to approve a new Retail Liquor Store liquor license at 113 W. Main Street for West Main Liquor LLC, doing business as West Main Liquor, for consumption off of the licensed premises.



9) NEW HOTEL AND RESTAURANT LIQUOR LICENSE APPLICATION (15 minutes)

City Council consideration of an application for a Hotel and Restaurant liquor license at 344 and 346 E. Main Street for Typhoon Hospitality, Inc., doing business as Persimmon / Ms So, for consumption on the licensed premises. *Staff: City Attorney Chris Dowsey*

Action: Hold a hearing. Consider making a motion to approve a new Hotel and Restaurant liquor license at 344 and 356 E Main Street for Typhoon Hospitality, Inc., doing business as Persimmon / Ms So for consumption on the licensed premises.

10) 2025 CITY OF MONTROSE MASTER CONTINUITY OF OPERATIONS PLAN (10 minutes)

City Council consideration of the approval of the 2025 City of Montrose Master Continuity of Operations (COOP) Plan and promulgation signature by the City Manager. *Staff: Emergency Manager Paul Eller*

Action: Accept public comment. Consider making a motion to approve the 2025 City of Montrose Master Continuity of Operations (COOP) Plan and promulgation signature by the City Manager as presented.

11) RESOLUTION 2025-13 (10 minutes)

City Council consideration of Resolution 2025-13 setting September 16, 2025, as the hearing date for the annexation of the Black Jack Addition. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Resolution 2025-13 as presented.

12) ORDINANCE 2683 - SECOND READING (15 minutes)

City Council consideration of Ordinance 2683 on second reading, an Ordinance of the City of Montrose, Colorado, amending Title 11 Chapter 7 Section 7, regarding density standards in the B-1 zone district and front-yard garage setbacks in residential zone districts. *Staff: Community Development Director Jace Hochwalt*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2683 on second reading as presented.



13) ORDINANCE 2684 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2684 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 1 of the Carrier Neutral Location Minor Subdivision from "P", Public District, to "B-1", Central Business District. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2684 on second reading as presented.

14) ORDINANCE 2685 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2685 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 2 of the Klein Minor Subdivision from "MHR", Manufactured Housing District, to "R-6", Medium Density/Manufactured Housing District. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2685 on second reading as presented.

15) ORDINANCE 2686 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2686 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Waterfall Canyon Pond Addition. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2686 on second reading as presented.

16) ORDINANCE 2687 - SECOND READING (5 minutes)

City Council consideration of Ordinance 2687 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Waterfall Canyon Pond Addition as an "R-3", Medium Density District. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2687 on second reading as presented.



17) ORDINANCE 2688 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2688 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Waterfall Canyon West Addition. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2688 on second reading as presented.

18) ORDINANCE 2689 - SECOND READING (5 minutes)

City Council consideration of Ordinance 2689 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Waterfall Canyon West Addition as a "R-3", Medium Density District. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2689 on second reading as presented.

19) ORDINANCE 2690 - FIRST READING (15 minutes)

City Council consideration of Ordinance 2690 on first reading, an Ordinance of the City of Montrose, Colorado, submitting to a vote to the registered electors of the City of Montrose proposed amendments to Article I Sections 7, 8, 9, 10, 11, 14, Article II sections 2, 4, 9, Article III Sections 1, 4, 7, Article IV Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18, 20, 21, 22, 23, Article V Sections 5, 19, Article VI Sections 3, 5, Article VII Sections 1, 2, 3, Article VIII Sections 1, 2, 3, 5, Article IX Sections 3, 5, 6, and Article X, Section 1 of the Charter of the City of Montrose and additions of Article IV Sections 24, 25, Article VIII Section 9 to the Charter of the City of Montrose; and setting a ballot measure for the November 4, 2025, Coordinated Election. *Staff: City Attorney Chris Dowsey*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2690 on first reading as presented.

20) 6600 ROAD WATERLINE INTERCONNECT CONSTRUCTION CONTRACT (10 minutes)

City Council consideration of a contract award to Hayes Excavating in the amount of \$757,318.89 for construction of the 6600 Road Waterline Interconnect Project. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to award a contract to Hayes Excavating in the amount of \$757,318.89 for construction of the 6600 Road Waterline Interconnect Project as presented.



21) STAFF REPORTS

22) CITY COUNCIL COMMENTS

23) MOTION TO ADJOURN