



MONTROSE CITY COUNCIL

August 19, 2025

A regular meeting of the Montrose City Council was held on Tuesday, August 19, 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, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Briceida Ortega, Abarrane Rojas, Blaine Hall, Scott Murphy, Greg Stunder, Jace Hochwalt, William Reis, Jim Scheid, David Bries, Shani Wittenberg, Leeanne Whittaker, Matt Magliaro

GUESTS

John Brown, John Connell, Aaron Ranstrom, Laurie Connell, Susan Crowell, Deb Stayner, Linda Zeman, Christel Pizzarusso, Katherine Luce, Ruth Hoffman, Mike Hoffman, Ron Zorn, Bonita Zorn, Steve Cox, Carlos Gonzalez, Leif Betancourt-Ege, Gwen O'Leary, Lon Hinde, Raymond Lesniewski

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

John Brown spoke in support of a non-sanctuary city proclamation by City Council.

John Connell spoke regarding the 2022 drainage stormwater management plan for Waterfall Canyon.

APPROVAL OF MINUTES

City Council considered the minutes of the August 5, 2025, regular City Council meeting.

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

MONTROSE COUNTY ELECTIONS INTERGOVERNMENTAL AGREEMENT

City Council considered a Montrose County Elections Intergovernmental Agreement between the Montrose County Clerk and Recorder and the City of Montrose for the placement of a Charter amendment ballot question on the November 4, 2025, General Election ballot.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the Montrose County Elections Intergovernmental Agreement between the Montrose County Clerk and Recorder and the City of Montrose as presented. All voted yes. Motion passed.

ORDINANCE 2690 – SECOND READING

City Council considered Ordinance 2690 on second 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.

City Attorney Chris Dowsey reported that there had been extensive discussion regarding this ordinance at the May 19, 2025 work session and final amendments were discussed at the July 14, 2025 work session. Mr. Dowsey explained that the ordinance sets both the ballot language and the specific amendments. All changes will appear as one ballot question (yes/no). If approved, redlined and clean versions of the Charter will be posted on the City's website.

Public comment was accepted.

John Brown expressed concern about the clarity of the proposed Charter amendments. He stated that the ordinance and agenda materials are confusing without context, as they list numerous sections without explaining what each change means. Mr. Brown requested that the City provide a clear, accessible summary of each proposed change prior to the election, suggesting that information be published online and available in printed form for the public. He emphasized the importance of public input based on knowledge and facts rather than a list of section numbers and encouraged the City to make the information more understandable for voters.

Mr. Dowsey clarified that the full ordinance with all proposed Charter language changes is included in the agenda packet. While the current packet does not contain a redlined version, staff will work with the IT department to post both a redlined and a clean version of the Charter on the City's website so voters can clearly see the proposed changes.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Ordinance 2690 on second reading as presented. All voted yes. Motion passed.

RESOLUTION 2025-14

City Council considered Resolution 2025-14 setting October 7, 2025, as the hearing date for the annexation of the Mitchell Addition.

Senior Planner William Reis reviewed the annexation schedule and said the 4.85-acre site is located within the City's Urban Growth Boundary, within the City of Montrose sewer and water service area.

Mr. Reis reviewed the requested zoning designation of R-2, Low Density District, and the zoning of the surrounding area.

Mr. Reis recommended adoption of Resolution 2025-14 and said that an annexation impact report is not required because of the size of the lot. An annexation agreement was submitted.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Resolution 2025-14 as presented. All voted yes. Motion passed.

WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT CHANGE ORDER #2

City Council considered the Wastewater Treatment Plant Improvement Project, Change Order #2, for the purchase of critical equipment for the project.

Utilities Director David Bries reported that the facility, built in 1984, is operating with much of its original equipment, which has reached the end of its useful life. To keep the project on schedule, Mr. Bries recommends early purchase of equipment with long lead times. The pre-purchases include ultraviolet disinfection equipment, surface aerators, and a replacement generator. The total cost of this change order is \$1,085,472, which will secure production and timely delivery of the equipment.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the Wastewater Treatment Plant Improvement Project, Change Order #2, to enter into pre-purchase agreements for long lead items in the amount of \$1,085,472.00. All voted yes. Motion passed.

2025 LANDFILL AGREEMENT RENEWAL

City Council considered the 2025 Landfill Agreement Renewal with Bruin Waste.

Public Works Director Jim Scheid reported that the City collects municipal and commercial trash and delivers it to Bruin's transfer station north of town, which reduces travel distance, vehicle wear, and operating costs compared to hauling directly to the landfill east of town. Mr. Scheid reported positive results over the past year of service, noting operational efficiencies and cost savings. The renewal includes an increase in tipping fees in line with the annual CPI adjustment, which has been budgeted for 2025 and 2026. Mr. Scheid recommended approval of the renewal.

A motion was made by J. David Reed, seconded by Doug Glaspell, to renew the 2025 Landfill Agreement renewal as presented. All voted yes. Motion passed.

WATERFALL CANYON SUBDIVISION FILING NO. 6A FINAL PLAT

City Council considered the Waterfall Canyon Subdivision Filing No. 6A Final Plat, to dedicate a 5.09 tract of the City for use as a public park, as well as associated rights of way.

Senior Planner William Reis reviewed the final plat for the Waterfall Canyon Subdivision Filing No. 6A. The property is zoned R-3 Medium Density District and R-3A Medium High Density District. The dedication is limited to subdivision and land transfer; the design and development of the future park will occur at a later stage.

Mr. Reis 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 zoning district.

Public comment was accepted.

Aaron Ranstrom spoke regarding concerns about the maintenance of the pond area. In response, Mr. Reis explained that if the final plat is approved, it must first be executed, signed, and recorded. Once the land is officially transferred to the City, the City will then assume responsibility for maintaining the property.

Laurie Connell expressed support for the project and asked about its design, timeline, and phasing. Public Works Director Jim Scheid noted that phase one will include trails, benches, and tables, with larger amenities planned in future budgets.

Susan Crowell spoke regarding concerns about traffic and safety on Blue Lake Drive and requested clarification on park access planning. Senior Planner William Reis clarified that the dedicated easement for access is the mailbox pullout off Pilot Knob Avenue.

Deb Stayner asked if residents will have input on amenities for future park phases. Public Works Director Jim Scheid noted that future park design phases will include opportunities for community input.

Linda Zeman expressed concern about dedicating land for a park without clear plans for its final design.

Christel Pizzarusso urged the City to create an architectural plan for the park before dedicating the land, emphasizing the need for community guarantees.

Katherine Luce asked about restroom plans for the park, emphasizing accessibility and concern over outhouses. City Manager Bill Bell clarified that current plans for the dedicated land are limited to basic phase one improvements, which include a soft-surface walking trail, benches, and small shelters. The City intends to maintain the area as a clean and attractive recreational space without overgrowth. At this time, there are no plans for playgrounds, restrooms, or large features that would attract visitors citywide, as neighborhood parks are not part of the City's Comprehensive Plan.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve the Waterfall Canyon Subdivision Filing No. 6A 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.

WATERFALL CANYON FILING NO. 6B FINAL PLAT

City Council considered Waterfall Canyon Filing No. 6B Final Plat to create 32 new residential lots, as well as associated rights of way, easements, and open space.

Senior Planner William Reis reviewed the location of the 107.22 acres and the proposal to create 32 new residential lots. Unlike Filing 6A, the new lots and open space will be under a separate homeowners' association (HOA) named Cascade Estates, distinct from the Waterfall Canyon HOA.

Mr. Reis stated that the property is zoned R-3 Medium Density District and R-3A Medium High Density District, with all new lots located within the R-3A area. This filing remains titled under "Waterfall Canyon" per the amended preliminary plat approved in 2022 (originally approved in 2006), though the lots will fall under the new Cascade Estates HOA. Plat notes specify that the open space tracts will be owned and maintained by Cascade Estates, and a new declaration of covenants, conditions, and restrictions must be formed and recorded before the plat can be finalized.

Mr. Reis 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-3A zoning district.

Public comment was accepted.

Aaron Ranstrom asked if the 6375 Road extension will be completed to prevent all new traffic from using Blue Lake Drive as the sole access. City Engineer Scott Murphy clarified that the extension of 6375 Road is not part of Waterfall Canyon Filing 6B. Instead, it is triggered under Filing 7 of the overall Waterfall Canyon preliminary plat. The filing sequence and required access points were determined in coordination with emergency responders and formally approved through the Planning Commission and City Council hearings. The extension of 6375 will be required before any future filings proceed beyond Filing 6B unless the filing plan is modified through a new public process.

Susan Crowell raised concerns about water supply and questioned the City's ability to meet demand for new water taps amid drought conditions.

Laurie Connell expressed concerns over the HOA CC&R's, quit claim practices, gravel mining impacts, and asked how the City will address these issues for Cascade Estates.

John Brown urged Council to provide clear information before voting, rather than approving measures first and explaining later. City Engineer Scott Murphy clarified that the intent of the earlier statement was not to suggest moving forward without explanation. The reference was to the standard Planning Commission practice of compiling all public comments and questions before responding, in order to keep the meeting efficient and avoid back-and-forth exchanges. Mr. Murphy apologized if the remark gave the wrong impression.

Ruth Hoffman asked whether the 32 medium-density lots will be single-family homes or multi-unit housing.

City Engineer Scott Murphy addressed concerns regarding water availability for future development. He explained that the City has a Water Resources Master Plan, which is reviewed regularly. At present, the City is using only about 40% of its available water resources to serve a population of roughly 14,000 within the municipal service area (not all of Montrose is served by City water; some areas are served by Tri-County or Chipeta). The City's allocation of 10,000 acre-feet from Ridgway Reservoir is considered secure, even in dry years, because it sits low in the reservoir's priority pool. Based on current projections, Montrose has sufficient resources for at least 50 years of growth. If needed, the City would pursue development of additional resources in the future. Mr. Murphy noted that while the Colorado River system as a whole is over-allocated, Montrose is well-positioned locally. He clarified that treatment plant upgrades relate to water treatment capacity, not raw water resources. He also highlighted that per-capita water use has been declining, which aligns with the City's goal of encouraging conservation.

Senior Planner William Reis explained that for any subdivision plat with open space tracts, an HOA is required and covenants, conditions, and restrictions (CC&Rs) must be recorded with the county to ensure those tracts are owned and maintained. However, City Council does not review or approve CC&Rs, as they can be amended and re-recorded by the HOA without City oversight. Regarding housing types, Mr. Reis clarified that under the R-3A zoning, 12 of the 32 proposed lots are large enough to potentially accommodate duplexes, while the remainder are limited to single-family homes. Although R-3A zoning could theoretically allow multifamily or apartment buildings, the proposed lot sizes in this filing would not permit such development. Mr. Reis emphasized that this approval is for the plat only and not for building permits.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve the Waterfall Canyon Filing 6B 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 June 2025. Ms. Whittaker reported that the total sales and use tax collections were up 1.2 percent compared to June 2024 with a neutral budget variance of 0 percent. Year-to-date collections were up 3 percent.

Second Quarter Budget Review

Finance Director Shani Wittenberg presented the second quarter budget report, noting that the format has been updated to be fully readable and accessible to the public.

Mrs. Wittenberg explained that all major funds are performing well, with revenues at or above 50 percent of budgeted amounts and expenditures at or below 50 percent. The 6 percent lodging tax has generated \$479,472 year-to-date. These funds are dedicated to the five areas specified in the ordinance; none of the revenue has yet been spent, as expenditures will not occur until a plan is finalized.

Mrs. Wittenberg emphasized that the City remains on track with its budget and invited Council or the public to reach out with questions about specific numbers.

Montrose Veterans Memorial Plaza Project

Public Works Director Jim Scheid provided an update on the Veterans Memorial Plaza project, highlighting milestones achieved over several years and outlining next steps. Mr. Scheid mentioned that the project has completed design and site preparations, with funding commitments from the City, County and Veterans Coalition now pending.

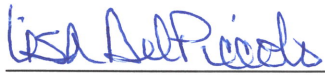
CITY COUNCIL COMMENTS

Mayor Dave Frank commended the Montrose Police Department, the DART Team, and the Visitor Center staff for their efforts at the MADA Fiesta. He stated they all did an excellent job and expressed appreciation for their work.

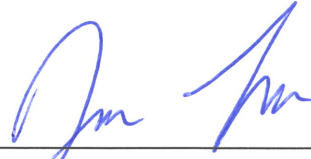
ADJOURNMENT

At 7:36 p.m., the meeting adjourned with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor

