



MONTROSE CITY COUNCIL

September 2, 2025

A regular meeting of the Montrose City Council was held on Tuesday, September 2, 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, Scott Murphy, Matt Magliaro, Caleb Jolley, Tim Cox, William Reis, Jim Scheid, Anthony Russo, Greg Stunder, Jace Hochwalt, Blaine Hall

GUESTS

Dave Stockton, Matt Miles, Marci Miles, Connie Pittenger, Jamie Hurst, Nancy Zaenger, Joe Evans, Gary Preslan, Neal Platzer, James Whiting, Nancy Johnson, Rachel Gaines, Debbie Adams, Annie Hauck

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.

SUICIDE PREVENTION AWARENESS MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed September 2025 as Suicide Prevention Awareness Month in the City of Montrose. Mayor Frank presented the proclamation to Jamie Hurst with Tri-County Health Network.

CALL FOR PUBLIC COMMENT

Dave Stockton spoke in opposition to proposed amendments to the City Charter related to term limits for City Councilors, municipal court judge residency requirements, and city attorney authority over Legal Department staff.

Joe Evans spoke regarding concerns related to the effects of the “Big Beautiful Bill” on public lands. Mr. Evans invited City Councilors to attend a presentation hosted by the Black Canyon Audubon Society featuring speaker Walt Dabney, retired superintendent of Canyonlands National Park, on September 11, at 7 p.m. at the Ute Indian Museum.

Annie Hauck, Neal Platzer, Connie Pittenger, James Whiting, and Nancy Zaenger spoke in opposition to the City’s ongoing court case against Montrose United Methodist Church, in support of the charges being dropped, and in support of working as a community to determine solutions for the unhoused population.

APPROVAL OF MINUTES

City Council considered the minutes of the August 19, 2025, regular City Council meeting.

A motion was made by Judy Ann Files, seconded by J. David Reed, to approve the minutes of the August 19, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

GRANT MODIFICATION REQUEST

City Council considered a grant modification request to a previously awarded Local Planning Capacity Grant through the State of Colorado.

A motion was made by Judy Ann Files, seconded by J. David Reed, to approve a grant modification request to a previously awarded Local Planning Capacity Grant through the State of Colorado. All voted yes. Motion passed.

GRANT WRITING ASSISTANCE REQUEST

City Council considered approval of grant writing assistance from the Colorado State Division of Local Government. Assistance would be specific to an Environmental Protection Agency (EPA) cleanup grant for the Bullock Power Plant site located at 30 W. South 4th Street in Montrose

A motion was made by Judy Ann Files, seconded by J. David Reed, to approve grant writing assistance from the Colorado State Division of Local Government. Assistance would be specific to an Environmental Protection Agency (EPA) cleanup grant for the Bullock Power Plant site located at 30 W. South 4th Street in Montrose. All voted yes. Motion passed.

RETAINER FOR LEGAL SERVICES AGREEMENT

City Council considered a Retainer for Legal Services agreement with Bear Creek Law, PLLC for a proposed second MURA project.

City Manager Bill Bell reported that this item was discussed at the work session held earlier in the day. Mr. Bell stated that several community groups expressed interest in redeveloping the downtown corridor through a variety of adaptive reuse projects. Mr. Bell said vacant buildings would be assessed and either rehabilitated or demolished and rebuilt.

Mr. Bell said the Urban Renewal Authority encompasses the entire city, and this agreement would determine the feasibility of a second URA project area in the core of the downtown area. This agreement gives authority to enter into a retainer agreement to determine the scope of services. Any next steps in the process will be brought to a City Council work session for discussion.

Anthony Russo, Business Development, reported that this initial process will be ongoing for an estimated six months.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve a Retainer for Legal Services agreement with Bear Creek Law, PLLC for a proposed second MURA project as presented. All voted yes. Motion passed.

BEAR CREEK FINAL PLAT FILING 9B

City Council considered Bear Creek Final Plat Filing 9B.

City Councilor J. David Reed recused himself from this agenda item due to a conflict. Mr. Reed left the City Council Chambers at 6:29 p.m.

Senior Planner William Reis reviewed the location of the 31.92 acres at the intersection of 6530 Road and Lincoln Road and said the Final Plat creates 23 residential lots. The site is zoned R-3A, Medium High Density District and R-5, Low Density/Manufactured Housing District. Mr. Reis stated that the parcel is within the Bear Creek Subdivision Amendment 4 Preliminary Plat approved on September 7, 2021, and within Bear Creek PD Plan Amendment 3 recorded on December 1, 2004.

Mr. Reis recommended approval of Bear Creek Subdivision Final Plat Filing No. 9B with the standard condition, stating that the Final Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the Bear Creek PD Plan Amendment 3.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve Bear Creek Final Plat Filing 9 B 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 present voted yes. Motion passed.

Mr. Reed rejoined the meeting at 6:34 p.m.

STAFF REPORTS

Project Updates

City Engineer Scott Murphy provided updates on ongoing City projects. Mr. Murphy reported that the West Main Revitalization Project will be completed by the end of September, and work on East Main Street will be completed by the third week of October. The Woodgate/E. Oak Grove Roundabout will open on September 19.

CITY COUNCIL COMMENTS

Mayor Pro Tem Judy Ann Files announced that a ground breaking ceremony was held earlier in the day for the new Public Works Facility.

EXECUTIVE SESSION

At 6:38 p.m., a motion was made by Judy Ann Files, seconded by J. David Reed, to enter into an executive Session for a conference with the City Attorney for the purpose of receiving legal advice pursuant to C.R.S. Section 24-6-402(4)(b), and the following additional details are provided for identification purposes: litigation update. All voted yes. Motion passed.

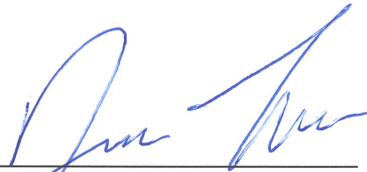
RECONVENEMENT AND ADJOURNMENT

The meeting reconvened into regular session at 7:35 p.m. At 7:36 p.m., the meeting adjourned with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor