



MONTROSE CITY COUNCIL

September 16, 2025

A regular meeting of the Montrose City Council was held on Tuesday, September 16, 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, Chris Dowsey, Greg Story, Lisa DelPiccolo, Scott Murphy, Blaine Hall, Jim Scheid, Jace Hochwalt, Chris Velasquez, Matt Magliaro, Briceida Ortega, Gunnison Clamp, LeeAnne Whittaker

GUESTS

John Brown, Brad Switzer, Matt Goetsch, Paul Gottlieb, Gordon Printz, Graysen Vidmar, Sydney Bell, Robin Kittell, Niyati Patel, Kathryn Jakino, Reign Icasiano, Vivika Printz, Gary Cook, Sandy Cook, Floyd Cook, Sam Aster, Connie Pittenger, Leah Vandersluis, Cherie Collins

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

A Constitution Week proclamation was added to the agenda as item 4a.

CONSTITUTION WEEK PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the week of September 17 through September 23, 2025, as Constitution Week in the City of Montrose. Mayor Frank presented the proclamation to Cherie Collins with Daughters of the American Revolution.

CALL FOR PUBLIC COMMENT

Bradley Switzer spoke in support of the City of Montrose offering deferred prosecution to Montrose United Methodist Church rather than proceeding with the charges as filed.

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

Connie Pittenger spoke in support of the city providing records as requested through the open records process.

Linda (no last name given) spoke in support of the City of Montrose as a welcoming community.

APPROVAL OF MINUTES

City Council considered the minutes of the September 2, 2025, regular City Council meeting.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to approve the minutes of the September 2, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

YOUTH CITY COUNCIL APPOINTMENTS

City Council interviewed applicants for positions on the Montrose Youth City Council for the 2025-2026 term.

A motion was made by J. David Reed, seconded by Judy Ann Files to appoint Jordyn Simo, Graysen Vidmar, Sydney Bell, Robin Kittell, Niyati Patel, Kathryn Jakino, Shiloh Warthen, Reign Icasiano, and Vivika Printz to the Montrose Youth City Council for the 2025-2026 term. All voted yes. Motion passed.

METSA THIRD AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT

City Council considered the METSA Third Amended and Restated Intergovernmental Agreement.

City Councilor J. David Reed recused himself from agenda items 8, 9, and 10 due to conflicts. Mr. Reed left the City Council Chambers at 6:25 p.m.

City Attorney Chris Dowsey reported that this IGA is between the Montrose Emergency Telephone Service Authority and member entities. Mr. Dowsey said seven of the member entities have signed the IGA, and Montrose would be the eighth if City Council approves. Mr. Dowsey stated that the only substantive change is that one member entity, the Ouray Emergency Telephone Service Authority, is being dissolved, and Ouray County is added as a new member.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the METSA Third Amended and Restated Intergovernmental Agreement as presented. All present voted yes. Motion passed.

RESOLUTION 2025-15

City Council considered Resolution 2025-15, a Resolution of the City of Montrose, Colorado, appointing Deputy Police Chief Larry Witte as an alternate City of Montrose representative to the METSA Board of Directors.

Police Chief Blaine Hall reported that Resolution 2025-15 is a formality that appoints Deputy Chief Witte as an alternate in the event that Chief Hall is unable to attend a meeting.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to adopt Resolution 2025-15 as presented. All present voted yes. Motion passed.

CHILDCARE FACILITY RENOVATION AUTHORIZATION

City Council considered an overall authorization of \$850,000.00 for the creation of a childcare facility by renovating a City-owned facility located at 703 S. 9th Street, including a contract award to Stryker and Company in the amount of \$530,000.00.

Public Works Director Jim Scheid reported that the design of the facility was reviewed at the work session held on September 15. Mr. Scheid reviewed proposed renovations including replacement

of mechanical systems and lighting, updates to restrooms, and upgrades to the exterior of the building including fencing. The facility would accommodate up to 50 children in 4 classrooms, ages 6 weeks to 5 years.

Mr. Scheid stated that Blythe Group was the architect, and childcare experts were consulted on the design. Five proposals were received for the construction contract, and Mr. Scheid recommended awarding the contract to Stryker and Company which submitted the low bid.

Mr. Scheid said the project is split between the 2025 and 2026 budget years, with \$600,000.00 budgeted in 2025 and \$250,000.00 in 2026. The construction contract totals \$530,000.00, and \$194,000.00 is included for owner expenses, such as furniture, playground equipment, and security cameras. A total of \$71,000.00 was allocated for design consultants, and a contingency is included in the construction contract.

Public comment was accepted.

Linda (no last name given) questioned how the facility would be operated, and who would oversee teacher certification and monitor credentialing.

Leah Vandersluis raised concerns about the expenditure of the funds and questioned why the City is venturing into childcare. City Manager Bill Bell stated that the City is financially sound, and the 2026 budget will be brought forward at a public meeting in the near future.

Mr. Hochwalt stated that the City is contracting the childcare services and the contractor will maintain all required licensing. Mr. Hochwalt said details regarding this contract will be presented at an upcoming city council meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to authorize \$850,000.00 for the creation of a childcare facility by renovating a City-owned facility located at 703 S. 9th Street including a contract award to Stryker and Company in the amount of \$530,000.00 as presented. All present voted yes. Motion passed.

City Councilor J. David Reed rejoined the meeting at 6:39 p.m.

SUNSET VILLAGE PRELIMINARY PLAT

City Council considered the Sunset Village Preliminary Plat

Community Development Director Jace Hochwalt reviewed the location of the 9.15 acres at 616 6600 Road and said the applicant is the Cook Family Trust. The property is zoned "R-3A," Medium-High Density District. Mr. Hochwalt stated that the subdivision proposal is for four lots and one tract with associated easements and dedicated rights of way. A phasing plan indicates 68 units of senior housing in the form of duplexes and fourplexes. The Planning Commission voted unanimously to recommend approval on August 27.

Mr. Hochwalt recommended approval with the standard condition stating that the Preliminary Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the "R-3A" zoning district. Mr. Hochwalt stated that before any vertical construction can occur, a site development plan must be approved administratively.

Public comment was accepted.

Leah Vandersluis questioned whether any low income housing for seniors is included in this development.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the Sunset Village Preliminary 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 July 2025. Ms. Whittaker reported that total General Fund sales and use tax collections were up 1.5 percent as compared to July of 2024 with a positive budget variance of 0.9 percent. Year-to-date collections were up 2.7 percent with a positive budget variance of 1.7 percent.

Project Update

City Engineer Scott Murphy provided updates on ongoing projects. Mr. Murphy stated that the City's first multi-lane roundabout at Woodgate and E. Oak Grove Roads will open at noon on September 19, and the West Main Street project will be completed by the end of next week.

Mr. Murphy said that concrete repairs are ongoing on East Main Street and milling of the street is scheduled to begin the week of September 29. Paving and striping of the road will be finished by October 10.

CITY COUNCIL COMMENTS

No comments were made.

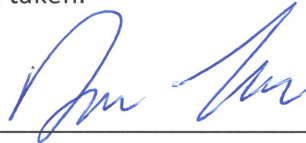
ADJOURNMENT

The meeting adjourned at 6:57 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor

