



MONTROSE CITY COUNCIL

October 7, 2025

A regular meeting of the Montrose City Council was held on Tuesday, October 7, 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, Larry Witte, Gunnison Clamp, Dan Kinimaka, Jace Hochwalt, William Reis, Blaine Hall, Katie Riley, Christian Cardenas

GUESTS

Chris Trujillo, Mallory Shaffer, Michael Murphy, Keira Oldroyd, Sam Aster

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.

HISPANIC HERITAGE MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed September 15 through October 15, 2025, as Hispanic Heritage Month in the City of Montrose. Mayor Frank presented the proclamation to MADA Board Member Chris Trujillo. Mr. Trujillo thanked the City for supporting the MADA organization.

CALL FOR PUBLIC COMMENT

Mallory Shaffer thanked the City for continual support of the Montrose Regional Library District. Ms. Shaffer reviewed services offered by the Montrose Library.

Michael Murphy, a Montrose Regional Library District board member, provided an overview of Ballot Issue 6A and Ballot Issue 6B on the November ballot. Mr. Murphy stated that Ballot Issue 6A extends the current mill levy permanently, and 6B removes a revenue cap.

APPROVAL OF MINUTES

City Council considered the minutes of the September 15, 2025, special City Council meeting and the September 16, 2025, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the September 15, 2025, special City Council meeting and the September 16, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

YOUTH CITY COUNCIL APPOINTMENT

City Council interviewed applicant Keira Oldroyd for a position on the Montrose Youth City Council for the 2025-2026 term.

A motion was made by Ed Ulibarri, seconded by Judy Ann Files to appoint Keira Oldroyd to the Montrose Youth City Council for the 2025-2026 term. All voted yes. Motion passed.

SOLE SOURCE PURCHASE REQUEST FOR MONTROSE PAVILION LIGHTING

City Council considered a sole source waiver and purchase totaling \$181,850.00 from Barbizon Lighting Company for Montrose Pavilion lighting upgrades in the auditorium and lobby area.

Pavilion Operations Coordinator Dan Kinimaka reviewed the need for an upgrade to a lighting system that controls the lobby lights, auditorium house lights and auditorium stage lights at the Montrose Pavilion. Mr. Kinimaka said the original dimming system is 35 years old, and the company that installed the system and provided parts has been out of business since 2008. Mr. Kinimaka recommended a sole source purchase of high performance LED lighting from Barbizon Lighting Company which is the only regional provider.

Mr. Kinimaka said that the project is included in the 2025 budget, but the Pavilion reservation schedule did not allow for completion this year. Staff would like to purchase the equipment this year to lock in pricing and allow for the long lead time related to purchasing. Once the equipment is received, installation can be scheduled around events.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve a sole source waiver and purchase totaling \$181,850.00 from Barbizon Lighting Company for Montrose Pavilion lighting upgrades as presented. All voted yes. Motion passed.

CHILDCARE FACILITY OPERATOR AGREEMENT

City Council considered an Operating Agreement between the City of Montrose and Access Early Education Foundation for childcare operations at 703 S. 9th Street.

Community Development Director Jace Hochwalt reported that a thorough overview of the Operating Agreement was provided at the September 15 work session and a detailed report is included in the packet for this meeting. Mr. Hochwalt reviewed the history of the project which was initiated after a childcare needs assessment determined that the area is a childcare desert. Construction and design contracts were presented at previous meetings.

Mr. Hochwalt reviewed the results of an RFP process to select a qualified operator for the childcare center. Two proposals were received and staff determined that Access Early Education Foundation was the preferred operator. Mr. Hochwalt said Access is a nonprofit operated out of Grand Junction, has an excellent reputation, and operates facilities in Grand Junction, Rifle, and Gunnison. Mr. Hochwalt stated that the RFP submitted by Access was flexible and cost effective, and Access has extensive experience on the Western Slope. Mr. Hochwalt stated that Access also assisted with the design process for the City childcare facility and with determining licensing standards.

Mr. Hochwalt said the facility will be open from 6:30 a.m. until 6:30 p.m. Monday through Friday. Rates are estimated to be \$72.00 per day for infants, \$66.00 for toddlers, and \$58.00 for preschoolers. A 20 percent discount for City employees is proposed and Mr. Hochwalt estimated that 1/3 to 1/2 of the available slots will be occupied by City staff members. The contract also requires that teachers are paid at 10 percent above market rate. Mr. Hochwalt reviewed the

financial support required from the City of Montrose and said that the initial start-up costs are estimated to be \$50,000.00. The subsidy provided by the City will be based upon actual staffing and enrollment and is estimated to be between \$150,000.00 and \$200,000.00 per year. Any grant funding would reduce the subsidy.

Mr. Hochwalt said City employees will have first priority for available slots, public and quasi-public partners, such as Montrose Recreation District, Montrose County, and Montrose Regional Hospital, will have second priority, followed by the general public. Public and quasi-public partners will pay the full market rate unless the employer provides a subsidy.

The facility will employ approximately 15 staff members and a 5 member advisory board will be established to provide strategic guidance and review tuition rates and grant allocations. The advisory board will be comprised of 3 City staff members, an employee from a partnering organization, and a parent.

Mr. Hochwalt said that if the Operating Agreement is approved, City staff will continue to work with Access to finalize the details. A March 2026 opening date is anticipated.

Mr. Hochwalt recommended approval of the Operating Agreement stating that many childcare providers are struggling to remain open and the City facility is a major step forward in supporting local families.

Mr. Hochwalt answered questions from City Councilors and stated that staffing levels are mandated at the state level, and this facility is unique because of the extended hours. The facility will allow for full-time and part-time care as well as drop-in care when circumstances allow.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve an Operating Agreement between the City of Montrose and Access Early Education Foundation for childcare operations at 703 S. 9th Street as presented. Ed Ulibarri voted no. All others voted yes. Motion passed.

JC MITCHELL ADDITION ANNEXATION HEARING

A hearing was held on the annexation of the JC Mitchell Addition.

Senior Planner William Reis reviewed the annexation schedule and the location of the 4.85 acres. Mr. Reis stated that the parcel is located within the City's Urban Growth Boundary and within City of Montrose water and sewer service areas. Mr. Reis said the annexation request is the result of a boundary line adjustment, and annexation would ensure that the entire property is within City limits.

Mr. Reis reviewed the proposed zoning of the R-2, Low Density District, and stated that the portion of the property already within the City limits is currently zoned R-2. Mr. Reis said the property is part of an enclave. Annexation will not eliminate the enclave but will reduce the size.

Mr. Reis recommended approval of the annexation and the proposed zoning designation. An annexation agreement is required, and an annexation impact report is not required. The Planning Commission unanimously recommended approval of the R-2 zoning designation on August 27.

Resolution 2025-16

City Council considered Resolution 2025-16, findings of fact for the JC Mitchell Addition annexation.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by J. David Reed, to adopt Resolution 2025-16 as presented. All voted yes. Motion passed.

Ordinance 2691 – First Reading

City Council considered Ordinance 2691 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the JC Mitchell Addition.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to pass Ordinance 2691 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2692 – FIRST READING

City Council considered Ordinance 2692 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the JC Mitchell Addition as an "R-2," Low Density District.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Ed Ulibarri, seconded by Doug Glaspell, to pass Ordinance 2692 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2693 – FIRST READING

City Council considered Ordinance 2693 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of lot 1 of the Murphy Boundary Line adjustment from "R-1A," Large Estate District, to "OR," Office-Residential District.

Senior Planner William Reis reviewed the location of the 3.91 acre parcel east of town on Highway 50 and stated that the property was originally annexed and zoned in 2000. Mr. Reis reviewed rezone criteria, the intent of the OR designation, and the zoning of adjacent properties.

Mr. Reis recommended approval of the rezone stating that the proposal meets rezone criteria, is in compliance with the Comprehensive Plan and is compatible with existing uses in the surrounding area. The Planning Commission unanimously recommended approval of the rezone on August 27.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Ed Ulibarri, seconded by J. David Reed, to pass Ordinance 2693 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2694 – FIRST READING

City Council considered Ordinance 2694 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of a portion of Lot 1 of the Black Canyon Golf Course Boundary Line Adjustment from "P," Public District, to "R-1A," Large Estate District.

Senior Planner William Reis reported that the 0.62 acre parcel is addressed as 2400 Columbine Lane, and involves a recent property line adjustment. Mr. Reis stated that the property line adjustment is completed but the zoning of the parcel remains P, Public District. Mr. Reis reviewed rezone criteria, the intent of the R-1A zoning, and the zoning of surrounding properties.

Mr. Reis recommended approval stating that the proposal meets rezone criteria and is compatible with existing uses in the surrounding area. The Planning Commission unanimously recommended approval on August 27.

Mr. Reis clarified that this parcel was not being used by Black Canyon Golf Course and was transferred to adjacent property owner. Deputy City Manager Ann Morgenthaler stated that the property owner donated the parcel to the golf course when the golf course was founded. The parcel was not being used by the golf course and was deeded back to the original owner.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to pass Ordinance 2694 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

No staff reports were provided.

YOUTH CITY COUNCIL COMMENTS

Youth City Council Coordinator Gunnison Clamp reported that ten Youth City Councilors have been appointed by City Council, and a schedule will be determined for Youth Councilors to attend City Council meetings and provide reports. Mr. Clamp said that an orientation session was held and Youth City Councilors determined projects for the year.

CITY COUNCIL COMMENTS

Mayor Pro Tem Judy Ann Files reported that she attended the grand opening of the Volunteers of America Rendezvous senior housing project and said she was impressed with the community aspects of the development.

Mayor Dave Frank reviewed upcoming events and said Main Street will be closed for the Halloween Candy Crawl on October 31.

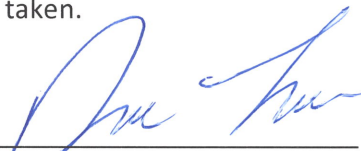
ADJOURNMENT

The meeting adjourned at 6:59 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor