



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, October 21, 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) You Make a Difference Award Presentation
- 6) Bullying Prevention Month Proclamation



7) 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.

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.

8) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the October 6, 2025 special City Council meeting and the October 7, 2025, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the October 6, 2025 special City Council meeting and the October 7, 2025, regular City Council meeting as presented.

9) BROWN CENTER LEASE AGREEMENT (10 minutes)

City Council consideration of a Colorado Commercial Lease Agreement between the City of Montrose and Tuxedo Corn Company, LLC, the building commonly known as the Brown Center at 3325 North Townsend Avenue. *Staff: Community Development Director Jace Hochwalt*

Action: Accept public comment. Consider making a motion to approve a Colorado Commercial Lease Agreement between the City of Montrose and Tuxedo Corn Company, LLC, the building commonly known as the Brown Center at 3325 North Townsend Avenue as presented.

10) BROWN CENTER LEASE AGREEMENT (10 minutes)

City Council consideration of a Colorado Commercial Lease Agreement between the City of Montrose and Montrose Lighthouse, Inc., for the property commonly known as the Brown Center at 3325 North Townsend Avenue. *Staff: Community Development Director Jace Hochwalt*



Action: Accept public comment. Consider making a motion to approve a Colorado Commercial Lease Agreement between the City of Montrose and Montrose Lighthouse, Inc., for the property commonly known as the Brown Center at 3325 North Townsend Avenue as presented.

11) ORDINANCE 2693 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2693 on second 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. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2693 on second reading as presented.

12) ORDINANCE 2694 - SECOND READING

City Council consideration of Ordinance 2694 on second 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. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2694 on second reading as presented.

13) RESOLUTION 2025-17 (10 minutes)

City Council consideration of Resolution 2025-17 setting December 2, 2025, as the hearing date for Haynes Addition annexation.

Staff: Senior Planner William Reis

Action: Accept public comment. Consider making a motion to adopt Resolution 2025-17 as presented.

14) STAFF REPORTS

A) Sales, Use, and Excise Tax Report (5 minutes)

Staff: Sales Tax Manager Leeanne Whittaker



15) YOUTH CITY COUNCIL REPORT

16) CITY COUNCIL COMMENTS

17) MOTION TO ADJOURN