



MONTROSE CITY COUNCIL

October 21, 2025

A regular meeting of the Montrose City Council was held on Tuesday, October 21, 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, Sydney Bell, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Leeanne Whittaker, Matt Magliaro, Larry Witte, Chris Velasquez, Jace Hochwalt, William Reis, Greg Stunder, William Woody

GUESTS

John Brown, Sam Aster, Leah Vandersluis, Patty Greeves, Tamera Schlegel, Amy Spielman, Erin Liles, Amanda Andrews, Tim Clifford, Gregg Rutecki

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.

YOU MAKE A DIFFERENCE AWARD

Mayor Dave Frank Presented a You Make a Difference Award to Erin Liles, owner of Salon Polished.

BULLYING PREVENTION MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed October 2025 as Bullying Prevention Month in the City of Montrose. Mayor Frank presented the proclamation to Peer Kindness Administrative Executive Amanda Andrews.

CALL FOR PUBLIC COMMENT

Tamera Schlegel, Amy Spielman, and Patty Greeves spoke regarding errant golf balls from Black Canyon Golf Course damaging private property and causing safety concerns.

John Brown expressed disappointment that the citizens were not given the opportunity to vote on a non-sanctuary city declaration on the November 4 ballot. Mr. Brown encouraged citizens to become knowledgeable about the items on the ballot and to vote.

Developer Tim Clifford commended staff members in the Planning, Building, and Engineering departments for assisting with the development process. Mr. Clifford thanked the City for its commitment to establishing attainable housing.

Gregg Rutecki questioned why the pond at Rotary Park is drained and not allowed to remain full.

APPROVAL OF MINUTES

City Council considered the minutes of the October 6, 2025, special City Council meeting and the October 7, 2025, regular City Council meeting.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the minutes of the October 6, 2025, special City Council meeting and the October 7, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

BROWN CENTER LEASE AGREEMENT

City Council considered a Colorado Commercial Lease Agreement between the City of Montrose and Tuxedo Corn Company, LLC, for the building commonly known as the Brown Center at 3325 North Townsend Avenue.

Community Development Director Jace Hochwalt reported that the Brown Center is a city-owned residential facility that accommodates about 30 residents in a communal-style setting. Mr.

Hochwalt stated that Tuxedo Corn Company began leasing the facility in 2018 to provide dormitory housing for seasonal agricultural workers. While the lease covered the entire year, the building was only occupied during the May to October growing season. Mr. Hochwalt said Montrose Lighthouse reached an agreement with Tuxedo Corn Company and the City to sublease the facility as an unhoused night shelter from November through April.

Mr. Hochwalt stated that Tuxedo Corn Company and Montrose Lighthouse both agreed to separate lease agreements with no major changes. Both organizations will maintain the facility and pay utilities during their respective uses, and Montrose Lighthouse is working to establish a pet policy to better accommodate the unhoused population.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve a Colorado Commercial Lease Agreement between the City of Montrose and Tuxedo Corn Company, LLC, for the building commonly known as the Brown Center at 3325 North Townsend Avenue as presented. All voted yes. Motion passed.

BROWN CENTER LEASE AGREEMENT

City Council considered 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.

Public comment was accepted.

John Brown spoke in support of establishing a year-round shelter for the unhoused population.

A motion was made by Judy Ann Files, seconded by J. David Reed, 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. All voted yes. Motion passed.

ORDINANCE 2693 – SECOND READING

City Council considered 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.

Senior Planner William Reis reviewed the location of the 3.91 acre site east of town on the south side of Highway 50. Mr. Reis reviewed rezone criteria and the intent of the "OR" zoning designation.

Mr. Reis recommended approval of the rezone request stating that rezone criteria have been met, the proposal is in compliance with the Comprehensive Plan, and the "OR" zoning designation is compatible with existing uses in the surrounding area.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by J. David Reed, to adopt Ordinance 2693 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2694 – SECOND READING

City Council considered 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.

Senior Planner William Reis reviewed the location of the 0.62 acres with the current address of 2400 Columbine Lane. Mr. Reis reviewed rezone criteria and the intent of the "R-1A" zoning designation.

Mr. Reis recommended approval of the rezone request stating that the proposal meets the rezone criteria, and the R-1A zoning designation is compatible with existing uses in the surrounding area.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Ordinance 2694 on second reading as presented. All voted yes. Motion passed.

RESOLUTION 2025-17

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

Senior Planner William Reis reviewed the annexation schedule and the location of the 0.59 acres. Mr. Reis stated that the request is the result of a boundary line adjustment involving a city property, a county property, and a small portion of right of way. Mr. Reis said that the parcel located within the city is currently zoned "R-6," as are the adjacent properties, and the requested zoning for the parcel to be annexed is also "R-6."

Mr. Reis recommended adoption of Resolution 2025-17 stating that the area is urbanizing and more than 1/6 contiguous to city limits. Mr. Reis stated that an annexation agreement is required, and an annexation impact report is not required.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Resolution 2025-17 as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report

Sales Tax Manager Leeanne Whittaker presented a sales, use, and excise tax report for the month of August 2025. Ms. Whittaker reported that total General Fund sales and use tax collections were up 2.3 percent as compared with August of 2024 with a positive budget variance of 0.4 percent. Year-to-date collections were up 2.6 percent with a positive budget variance of 1.5 percent.

YOUTH CITY COUNCIL COMMENTS

Youth City Councilor Sydney Bell reported that the Montrose Youth City Council selected officers for the year and will meet this week to discuss projects. Jordyn Simo was selected as mayor for the 2025-2026 term and Graysen Vidmar will serve as mayor pro tem.

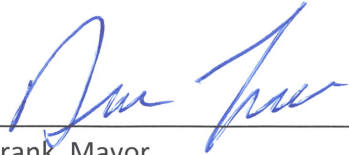
CITY COUNCIL COMMENTS

No City Council comments were provided.

ADJOURNMENT

The meeting adjourned at 6:47 p.m. with no further action taken.

ATTEST:



Dave Frank, Mayor



Lisa DelPiccolo, City Clerk

