



MONTROSE CITY COUNCIL

November 4, 2025

A regular meeting of the Montrose City Council was held on Tuesday, November 4, 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, Katie Jakino, Niyati Patel, Bill Bell, Ann Morgenthaller, Chris Dowsey, Greg Story, Lisa DelPiccolo, Matt Magliaro, Shani Wittenberg, David Bries, Jace Hochwalt, William Reis, Gunnison Clamp, Tim Cox, Larry Witte, Scott Murphy, Hiram Webb, Greg Stunder, Leif Betancourt-Ege

GUESTS

Kelly Thompson, Bethany Maher, Matt Miles, Marci Miles, John Brown, Mel McKelvey, Kendra Stuckey, Filiberto Cordova, Justin Grant

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 Bethany Maher, executive director of MADA (Mexican American Development Association).

HOSPICE MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed November 2025 as Hospice Month in the City of Montrose. Mayor Frank presented the proclamation to Kelly Thompson, Montrose program director for HopeWest.

CALL FOR PUBLIC COMMENT

Mel McKelvey, chair of the Uncompahgre Valley Alliance, spoke in support of funding public transportation.

Kendra Stuckey, also with Uncompahgre Valley Alliance, spoke in support of the City prioritizing funding for All Points Transit. Ms. Stuckey requested an opportunity to collaborate on how revenues from the recent lodging tax increase could be used to develop a robust local transportation infrastructure.

John Brown spoke in favor of a non-sanctuary city declaration by City Council. Mr. Brown also spoke in support of assistance for the unhoused population and in support of the City working with Lighthouse Inc. and Shepherd's Hand to provide services to those in need.

Justin Grant spoke in support of assisting the homeless and in opposition to imposing jail time for homelessness. Mr. Grant requested a space for the unhoused population to be allowed to congregate.

Filiberto Cordova acknowledged Bethany Maher for her success as executive director of MADA. Mr. Cordova also thanked the City of Montrose for ongoing support of the MADA organization.

APPROVAL OF MINUTES

City Council considered the minutes of the October 21, 2025, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the minutes of the October 21, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2695 – FIRST READING

City Council considered Ordinance 2695 on first reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 2026. A hearing was held.

Finance Director Shani Wittenberg reported that the proposed 2026 budget totals \$168.9 million including \$44.5 million in the General Fund. Ms. Wittenberg stated that the General Fund is funded solely by sales tax, and the City does not certify a mill levy or collect property tax. Ms. Wittenberg said sales tax projections for 2026 are four percent above 2024 actual collections, and all budget details are included in the meeting packet.

Ms. Wittenberg reviewed projects included in the 2026 budget including the new Public Works facility, child care facility renovations, the Rio Grande/East Oak Grove roundabout, sidewalk replacements, MoveMo projects, replacement of the 6700 Road, sidewalks at the West Main Street railroad crossing, and the Hillcrest sidewalk extension on 6700 Road.

Ms. Wittenberg also reviewed Utility fee increases. Water use and connection fees will increase by 3 percent plus .25 per 1,000 gallons, sewer fees will increase by 22 percent, and trash and recycling collection fees will increase by 20 percent.

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 Judy Ann Files, to pass Ordinance 2695 on first reading as presented. All voted yes. Motion passed.

RESOLUTION 2025-18

City Council considered Resolution 2025-18, repealing and replacing Chapters 3-1-1, 3-1-2, and 3-1-3 of the City of Montrose Regulations Manual and adopting the 2026 fee schedule.

City Clerk Lisa DelPiccolo reported no changes to the proposed fee schedule for 2026 since discussion at the October 20 work session. Ms. DelPiccolo said information on mobile food

vendor fees was provided to City Council in response to questions raised at the work session. Ms. DelPiccolo recommended leaving the mobile food vendor fees unchanged for 2026. A review of mobile food vendor regulations is planned in 2026 and fee updates may be proposed for 2027.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Resolution 2025-18 as presented. All voted yes. Motion passed.

RESOLUTION 2025-19

City Council considered Resolution 2025-19, a resolution to retain the City's existing permitting process and standards for electric vehicle charging developments.

Community Development Director Jace Hochwalt reported that following the approval of HB24-1173 in 2024, the State of Colorado developed an electric vehicle charging model code to streamline permitting, eliminate hearing processes, and maintain consistency. Mr. Hochwalt stated that by December 31, 2025, municipalities over 20,000 are required to either adopt the state EV charging model code as written, adopt less restrictive standards based on the model code, or retain existing permitting processes and standards.

Mr. Hochwalt said the City of Montrose Municipal Code allows EV charging stations as a standalone use in commercial zone districts and allows them as an accessory use in all nonresidential districts. The existing permitting process involves a minor site plan review without hearings.

Mr. Hochwalt recommended retaining the City's current permitting standards which have been reviewed with the state.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Resolution 2025-19 as presented. All voted yes. Motion passed.

MADA BUILDING ASBESTOS REMOVAL ASSISTANCE

City Council considered an expenditure of \$57,415.15 for assistance with asbestos remediation of the MADA property at 25 and 27 N. Cascade Avenue.

City Councilor Ed Ulibarri recused himself from this item stating that he serves on the MADA Board of Directors. Mr. Ulibarri left the City Council Chambers at 6:34 p.m.

City Manager Bill Bell reported that this downtown location is an underutilized, somewhat blighted property that needs to be redeveloped. Mr. Bell said that the City's assistance with asbestos mitigation will allow MADA to create a valuable downtown space. The total project cost is estimated to be \$2 million, funded by MADA and other outside sources.

Mr. Bell recommended approval of the expenditure and reviewed the unique circumstances associated with historic downtown buildings and buildings left to disrepair. Mr. Bell said the City assists business owners with horizontal site improvements and physical infrastructure improvements but does not assist with operational costs.

MADA Executive Director Bethany Maher gave an overview of the concept for the two buildings and said extensive renovation is needed that will take about a year to complete. Ms. Maher said that one building will be a commercial kitchen that can accommodate multiple users, and the other building will feature a restaurant operated by different business owners on a rotating schedule.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve an expenditure of \$57,415.15 for assistance with asbestos remediation of the MADA property at 25 and 27 N. Cascade Avenue as presented. All present voted yes. Motion passed.

Mr. Ulibarri rejoined the meeting at 6:44 p.m.

WASTEWATER TREATMENT PLANT SCADA SOFTWARE SERVICE AGREEMENT

City Council considered an agreement with Browns Hill Engineering and Controls to provide Software as a Service (SaaS) at an annual cost of \$51,160.00 for the City's Supervisory Control and Data Acquisition (SCADA) system.

Utilities Director David Bries reported that this expenditure is for an upgrade to the control system for the Wastewater Treatment Plant that is the logic that operates the plant to meet state regulations. Mr. Bries said the City has worked with Browns Hill for a number of years to use this cloud-based system. Operations at the plant can be monitored remotely, and staff can respond to alerts and make adjustments to assure that the Wastewater Treatment Plant remains in compliance.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve an agreement with Browns Hill Engineering and Controls to provide Software as a Service (SaaS) at an annual cost of \$51,160.00 for the City's Supervisory Control and Data Acquisition (SCADA) system as presented. All voted yes. Motion passed.

ORDINANCE 2696 – FIRST READING

City Council considered Ordinance 2696 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 1 of the Parsons Subdivision from "R-4," High Density District, to "B-2," Highway Commercial District. A hearing was held.

Senior Planner William Reis reviewed the location of the 1.63 acre parcel at 1720 Niagara Road, between St. Mary Drive and Desanto Drive. Mr. Reis provided an overview of rezone criteria and stated that the property was initially annexed and zoned as part of the Moore Addition in 1978. Mr. Reis reviewed the intent of the B-2 zoning designation and the zoning of adjacent properties.

Mr. Reis recommended approval stating that the proposal meets rezone criteria, conditions in the surrounding area have changed since the property was last zoned, and the proposed zoning is compatible with existing uses in the surrounding area.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to pass Ordinance 2696 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2697 – FIRST READING

City Council considered Ordinance 2697 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of 12658 6450 Road from "MHR," Manufactured Housing Residential District, to "R-6," Medium Density/Manufactured Housing District. A hearing was held.

Senior Planner William Reis reviewed the location of the 1.1 acre parcel and stated that the property was annexed and zoned in 2000. Mr. Reis said the applicant expressed an interest in building an accessory dwelling unit, which is not allowed under the MHR zoning designation. Mr. Reis reviewed rezone criteria and the zoning of adjacent property. Mr. Reis stated that the minimum lot sizes are larger under the "R-6" zoning which results in a reduction in density.

Mr. Reis recommended approval stating that the proposal meets rezone criteria, is in compliance with the Comprehensive Plan, and is compatible with existing uses in the surrounding area.

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 2697 on first reading as presented. All voted yes. Motion passed.

WOODS CROSSING SUBDIVISION AMENDED PRELIMINARY PLAT 2

City Council considered the Woods Crossing Subdivision Amended Preliminary Plat 2.

City Councilor J. David Reed recused himself from this agenda item citing a conflict. Mr. Reed left the meeting at 6:56 pm.

Senior Planner William Reis reviewed the location of the 14.73 acre site zoned “R-3A,” Medium High Density District, on the southwest corner of Sunnyside Road and Hill Street. Mr. Reis stated that the subdivision proposal is for 79 residential lots and associated rights of way and easements. This is an amendment to the Woods Crossing Preliminary Plat approved in 2023. Mr. Reis said that 72 units were approved initially, and this amendment increases the number to 79. Mr. Reis reviewed subdivision regulations as well as the zoning of adjacent property and stated that the amendment increases the number of townhome lots from 28 to 35.

Mr. Reis recommended conditional approval 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 designation. The Planning Commission unanimously recommended approval with the standard condition on October 22.

Public Comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve the Woods Crossing 2 Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff’s concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being met. All present voted yes. Motion passed.

Mr. Reed rejoined the meeting at 7:02 p.m.

STAFF REPORTS

Police Chief Blaine Hall reported that he and Mayor Dave Frank attended the Opioid Abatement Conference last week in Loveland. Chief Hall will also serve on the Region 14 Opioid Abatement Council.

YOUTH CITY COUNCIL COMMENTS

Katie Jakino reported that the Youth City Council is working on an upcoming proclamation and updates to the Youth City Council manual. Ms. Jakino also reported that several Youth Councilors will attend the National League of Cities conference in Salt Lake City later in November.

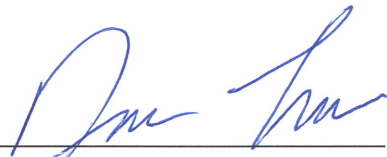
CITY COUNCIL COMMENTS

In response to misinformation circulating within the community, Mayor Dave Frank stated that the sales tax rate collected by the City of Montrose is 3.58 percent. Mayor Frank said that sales tax is the City's only funding source, and a property tax is not collected. Additional information is available on the City website.

ADJOURNMENT

The meeting adjourned at 7:08 p.m. with no further action taken.

ATTEST:



Dave Frank, Mayor



Lisa DelPiccolo, City Clerk

