



CITY COUNCIL WORK SESSION
Monday, December 1, 2025 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

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) HISTORIC PRESERVATION COMMISSION APPLICANT INTERVIEW

A) Jeremy Omvig

B) Kelly Dyer

2) DISCUSSION ITEMS

A) Rio Grande/Oak Grove Roundabout & Phase I Rio Grande Extension Project (15 minutes)
Staff: City Engineer Scott Murphy

B) Sewer Revenue Bond Issue for Wastewater Treatment Plant, CIP3 Sewer Interceptor, and the Sewer Portion of the Public Works Facility (20 minutes)
Staff: Utilities Director David Bries

C) Reimbursement Resolution for Sewer Revenue Bond Issue (15 minutes)
Staff: Utilities Director David Bries

D) Designation of Official Posting Location (5 minutes)
Staff: City Clerk Lisa DelPiccolo



3) **GENERAL CITY COUNCIL DISCUSSION**

4) **STAFF COMMENTS**



Historic Preservation Commission Application

Date: 10/28/25

Commission Eligibility:

Please check any of the following:

- ☒ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Jeremy Omvig

Primary Residence Address: [REDACTED]

City: Montrose State: CO Zip: 81401

Phone: [REDACTED]

E-mail Address: [REDACTED]

Primary Employer: Alpine Archaeological Consultants, Inc

Length of Employment: 8+

If less than 2 years, previous employer: USDA NRCS

Are you presently serving or have you served on a City of Montrose Board or Commission?
Yes _____

If yes, please specify name of Board or Commission. Historic Preservation Commission

Date Range: 2021 - present

Educational background:

BA Anthropology and Indian Studies University of North Dakota 1997

MA Anthropology Northern Arizona University 2006

Relevant experience related to historic preservation:

I have worked as a professional archaeologist for over 30 years in both the public and private sectors. I have a strong background in archaeological compliance and consultation with project stakeholders and regulatory agencies. I have been a member of the Montrose Historic Preservation Commission since 2021.

Provide a brief explanation of your interest in historic preservation:

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, _____, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Signature of applicant

Date

Please attach a current resume and return to City Clerk's Office, 400 E Main Street.



Historic Preservation Commission Application

Date: 11/25/2025

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Kelly Dyer

Primary Residence Address: _____

City: Montrose State: CO Zip: 81401

Phone: _____

E-mail Address: _____

Primary Employer: DWC CPAs & Advisors

Length of Employment: less than 1 year

If less than 2 years, previous employer: Mueller & Hoffman

Are you presently serving or have you served on a City of Montrose Board or Commission?
no

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

Please see resume for degrees

Coursework in Historic Preservation, Museum Studies, Library Sciences

I have also included 2 writing samples from my coursework at Wichita State

Relevant experience related to historic preservation:

Please see experience noted on resume.

Provide a brief explanation of your interest in historic preservation:

I have had an interest in Historic Preservation since I was in college for my undergrad degree. I have volunteered many times for a variety of "public history" organizations, more specifically with Colorado Preservation, Inc.

I love old buildings, history and I am especially passionate about preserving our history for future generations, finding benefits of historic buildings for private and business use. I would love to be a part of the commission, learn more about Montrose's history and help facilitate the preservation of this community's history!

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

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All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Kelly Dyer, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Kelly Dyer

Signature of applicant

11/25/2025

Date

Please attach a current resume and return to City Clerk's Office, 400 E. Main Street.

Kelly Dyer

EXPERIENCE

Executive Administrator, Mueller & Hoffman, Denver, CO

2014 - Present

Joined brokerage team in 2014 at CBRE; transferred with team to form boutique brokerage firm Mueller & Hoffman

- Gather and maintain files related to property listings and sales while following company policies, as well as local and national laws.
- Conceptualize, gather data and develop the design of flyers, financial underwriting, property brochures, proposals, or offering memoranda for the purposes of listing and closing deals. Maintained M&H brand, product, office and client messaging and consistency by applying templates to marketing materials produced.
- Create and produce electronic and direct marketing campaigns or sale of properties, including customized property information materials, comparable market analyses, market and industry research and targeted mailing lists.
- Maintain and update marketing infrastructure, which includes a database system, intranet and external website, and data on all prospects.
- General administrative support for team members, including development and maintenance of human resources related documents and files, technology assistance and training, and managing compliance of all brokers' and firm's licenses, insurance in Colorado and nationwide.

Operations Manager, Marcus & Millichap, Denver, CO

2011 - 2014

Promotion from Brokerage Administrator/Agent Support Trainer position

- Primary role includes managing Administrative, Facility and Accounting responsibilities, as well as maintaining Inter-Departmental relationships. Ensure that all work submitted by Agents and Regional Managers is completed in a timely manner and final products produced by staff are of superior quality.
- Executive administrative assistance to Regional Manager, including collaborative support and independent management of hiring and training processes and motivating Agents and staff members.
- Proficient knowledge and daily use of up to 15 different software programs with the ability to train and provide technical support for Agents and staff.
- Create, maintain and retain all transaction and employee records within office pursuant to various states' Departments of Real Estate and company policies.
- Initiate and develop a variety of marketing materials, as well as coordinating the company's presence at networking events and trade shows locally and nationwide. Assist in developing and maintaining web-based marketing resources.

Project Archivist, Wichita State University Libraries Department of Special Collections and University Archives, Wichita, KS

2006 - 2010

Promotion from Student Assistant position

- Processed the Gordon Parks Papers, including formulation of archival series, physical arrangement and preservation, digital records creation, and design and installation of exhibits to showcase collection.
- Collaborated with lead Curator and Program Consultant in creation of community outreach programs, digital media presentations and display cases to highlight the library's collections. Consulted for expert opinion of records and artifacts best suited for exhibition in the Ulrich Museum of Art's exhibit "Crossroads: The Art of Gordon Parks".
- Assisted with patron reference requests and supervising patron research, following security and preservation best practices.
- Created digital images for ongoing digitization projects. Required familiarity and implementation of best practices standards for scanning of various image formats including negatives, slides and prints, and Adobe Photoshop.
- Assigned collection processing related tasks to student assistants and supervised their progress and completion.
- Created and compiled macrodata spreadsheets for internal reference to assist patron requests.
- This was a full-time, 40 hours per week position for 2009-2010; Prior to 2009 the Student Assistant position was a 25 hours per week position for 2006-2009.

Historic Preservation Intern, Department of Planning & Development, City of Hutchinson, Hutchinson, KS 2007 - 2008

- Researched and gathering data on city's history, designated historic properties and historic preservation guidelines.
- Application of research towards independently developing an informative Historic Preservation website for the residents of the City of Hutchinson.
- Created a user-friendly database and electronic map of historic properties within the city's historic districts.
- This position was 20 hours per week over a 5 month period.

Administrative Assistant, Benefits & Incentives Group, Inc. Denver, CO 2006 - 2010

- General administrative support duties, including client support, maintaining filing, and processing payables and receivables.
- Collaborated in creation of client communication materials and reference manuals.
- Preparation of reports for current and prospective clients.
- Assisted in transition of two major software conversions and staff training staff members on usage.

EDUCATION

Metropolitan State College of Denver, Denver, CO May, 2005

B.A. Behavioral Science, Minor in History

(Includes 27 hours of history related coursework and 3 hours of cultural resources related coursework)

Wichita State University, Wichita, KS August, 2010

M.A. Public History candidate

Passed comprehensive exams, graduation pending completion of thesis

(Includes 24 hours of history related coursework and 12 hours of cultural resources related coursework)

ADDITIONAL RELATED ACTIVITIES

Volunteer Processing Archivist, Colorado State Archives, Denver, CO

- Processed business records and government documents and creation of metadata spreadsheets and finding aids for internal use. Required an understanding of Colorado history and uses of government agencies and records.
- Total of 72 hours of volunteer work.

Exhibit Designer and Installer, Lowell D. Holmes Museum of Anthropology, Wichita, KS

- Independently designed and installed museum exhibit for the "Carving A Culture: The Asmat Way". Basic knowledge of PastPerfect software used in selecting artifacts eligible for display in exhibit, as well as adherence to standard museum practices in proper handling and displaying of artifacts for extended period of time.
- Volunteer hours included as part of coursework for Wichita State University.

Volunteer Museum Curatorial Assistant, Old Cowtown, Wichita, KS

- Reviewed of museum collections, which consisted of over 11,000 items, to update catalogue and compile evaluation and recommendations report to improve storage and conservation of collections, especially artifacts which required special attention. Assisted with final list of items for deaccession.
- Total of 24 hours of volunteer work

Documentaries Judge, Kansas History Day Competition, Wichita, KS (8 hours of volunteer work)

Historian Officer, Society of Public Historians, Wichita, KS (40 hours of volunteer work)

Volunteer Historic Preservation Laborer, Interlaken Resort Restoration Project, National Park Service Twin Lakes, Colorado (12 hours of volunteer work)

Unit Leader, Girl Scouts Sky High Ranch Overnight Summer Camp, Woodland Park, CO

REFERENCES

Michael Hoffman, Founding Partner, Mueller & Hoffman Manufactured Housing
Phone: 303-857-5566, email: michael@muellerhoffman.com

Mary Nelson, Program Consultant, Wichita State University
Phone: 316-978-3590, email: mary.nelson@wichita.edu

Laura Hartley, Events Manager, Kansas Sports Hall of Fame
Phone: 316-992-6266, lhartley@kshof.org

CONTRACT AWARD CONSIDERATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: November 25, 2025
RE: Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Construction Contract Award
CC: William Bell, Shani Wittenberg, Jim Scheid

Action

Consider the approval of \$3,927,970.59 in expenditures for construction of the Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Construction Project. This includes the award of a construction contract to Earthworx Excavation in the amount of \$3,696,370.59, a survey and engineering support contract to Del-Mont Consultants in the amount of \$131,600, up to \$45,000 in direct expenditures for site revegetation, and up to \$55,000 in expenditures to Delta-Montrose Electric Association for the installation of street luminaires.

Background

Over the past several years, the City has been working near the intersection of Rio Grande Avenue and East Oak Grove Road in preparation for a new public works facility which is now under construction on a 17 acre site immediately south of the intersection. Work to date has included mass fill of the project area, relocation of conflicting irrigation facilities, relocation/extension of conflicting overhead power utilities (expected to be complete by the end of the year), relocation/extension of natural gas mainlines, and preliminary site construction.

As envisioned in the City's comprehensive plan, capital plans, and in support of the public works facility, the project discussed herein will construct a roundabout at the intersection of Rio Grande and East Oak Grove Roads and will complete the first phase of the Rio Grande Extension headed towards the south. This initial phase of the Rio Grande Extension will build the roadway out to its full minor-arterial roadway template; however, it will not connect through at this time. Future connection down to the River Landing Shopping Center is planned as part of separate, future projects.

An overview of the project is included as Figure 1.

Project Bidding and Associated Expenditures

Construction of the REOG Roundabout Project was put out for bid on October 30th and bids were publicly received on November 25, 2025 from seven contractors as summarized in Table 1 below. Bid totals presented include a 10 percent contingency.

TABLE 1
Summary of Bid Results

Contractor	Location	Bid Total
Earthworx Excavating	Montrose, CO	\$3,696,370.59
Ridgway Valley Enterprises	Montrose, CO	\$4,492,235.00
Able Excavation	Montrose, CO	\$4,536,318.94
Williams Construction	Norwood, CO	\$4,830,238.58
Mountain Valley Contracting	Grand Junction, CO	\$5,068,844.28
Oldcastle SW Group (United)	Montrose, CO	\$5,483,545.10
Young Construction	Montrose, CO	\$5,673,558.00

Although the low bidder has never completed a project this large for the City, we do have positive experience working with the low bidder, Earthworx Excavating, on several City and private development projects. We also consider them qualified to perform the work and they carry positive references. As a result, it is recommended that the construction contract be awarded to Earthworx Excavating. It should be noted that the City's local preference policy or best-value rating system would not change the outcome of bidding in this case.

In addition to the award of a construction contract, we are also recommending approval of the following direct expenditures:

- Award of an engineering support and survey stakeout contract to the project surveyor, Del-Mont Consultants. This scope of work is budgeted at \$131,000 on an as-needed, time-and-materials basis based on a proposal from the consultant.
- Up to \$45,000 in direct expenditures for site revegetation following construction. Given the project's proximity to the river corridor and the overlap with landscaping work to take place as part of the public works facility project, the City wishes to contract for site revegetation directly in order to integrate efficiently into the public works schedule and better control quality within sensitive river areas.
- Up to \$55,000 in expenditures to Delta-Montrose Electric Association for the installation of street luminaires.

A summary of these costs is included in Table 2 below.

TABLE 2
Summary of Project Costs

Work Element	Cost
Construction Contract (Earthworx Excavation)	\$3,696,370.59
Survey and Engineering Support (Del-Mont Consultants)	\$131,600.00
Site Revegetation (Contractor TBD)	\$45,000
Street Luminaires (DMEA)	\$55,000
TOTAL	\$3,927,970.59

Project Schedule and Traffic Control

The REOG roundabout and Rio Grande extension project is unique that the majority of project construction can take place outside of the existing Rio Grande/Oak Grove Intersection. The project contract is written to limit the closure of Rio Grande/Oak Grove to the extent possible and for no more than 45 calendar days throughout the duration of the project. Based on the contractor's preliminary schedule, it is expected that the intersection will be closed for several multi-day closures in January and February as necessary to install some preliminary utility crossings. The majority of work will then shift outside of the existing roadway until June when a more prolonged closure is planned for final project tie-ins. Access to local residences and businesses immediately adjacent to the project area will be maintained throughout the project.

The project is expected to be complete by late summer.

Contract Administration and Project Financials

Contract administration, project management, and inspection will be performed by the City of Montrose engineering department with support from the design engineer as needed.

Within the 2026 proposed budget, a total of \$5.55M is allocated for this project out of the City's capital improvement (\$5.0M), water capital (\$350k), and sewer capital (\$200k) funds. This places the project approximately \$1.6M under the total budget. This is primarily a product of an aggressive outlier bid, potentially improving market conditions, and a reduction in the project scope since the time initial budgets were established.

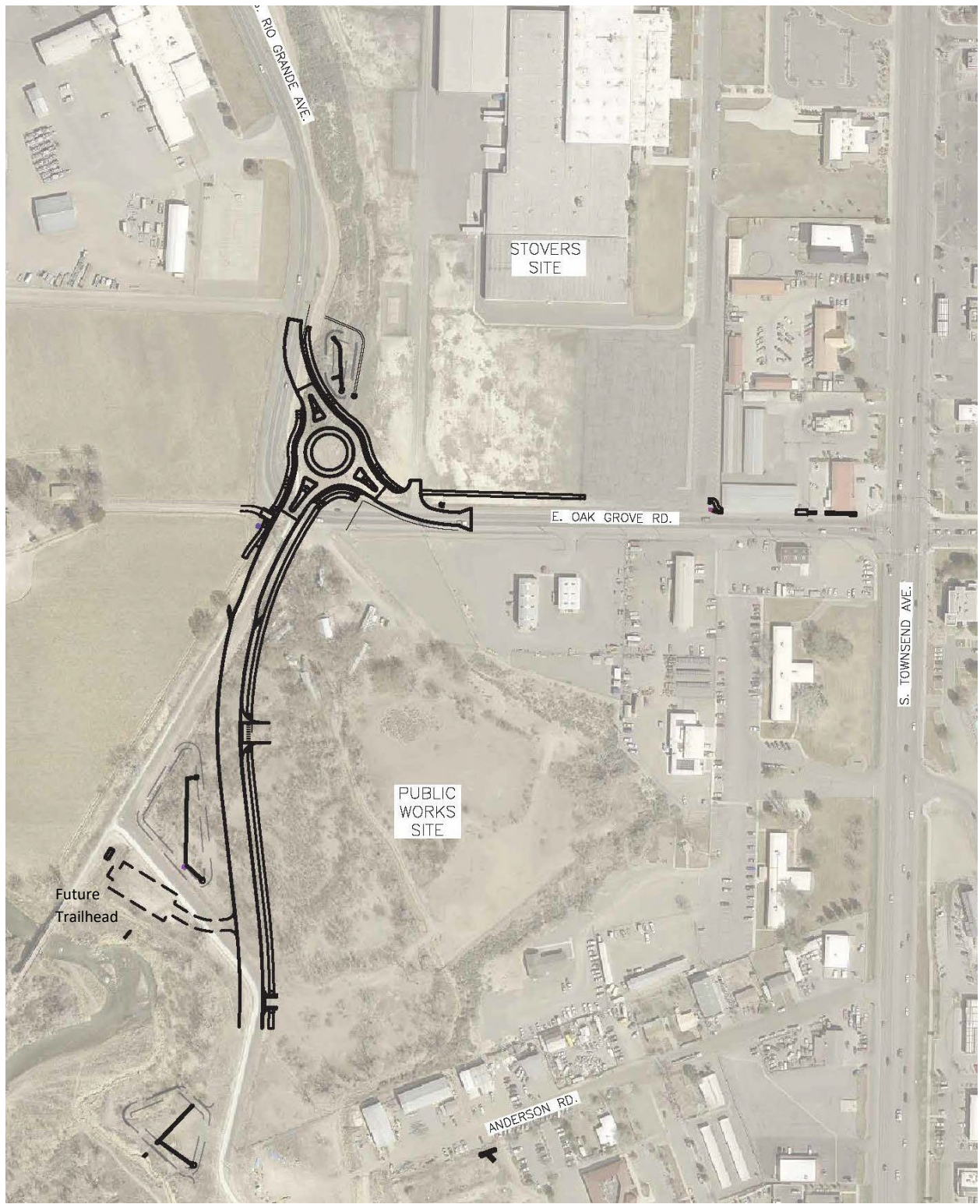


Figure 1: Project Overview Drawing



Council Transmittal Memo
Date: November 25, 2025

To: Mayor and City Council

From: David Bries, Utilities Director

CC: William Bell, City Manager
Shani Wittenberg, Finance Director
Hyrum Webb, WWTP Superintendent

Subject: Sewer Bond issue for WWTP and other projects

Recommendation

Discussion of the proposed Sewer Revenue Bond issue to fund the wastewater treatment plant project, sanitary sewer interceptor improvements and the sewer portion of the Public Works facility.

Background

The proposed wastewater treatment project consist of replacement of the aging Ultraviolet disinfection system, influent screw pumps, oxidation ditch aerators and the backup generator as well as construction on an anaerobic basin to provide biological phosphorus removal as required to meet proposed permit limits within the next few years. The total project cost for the wastewater treatment project at 90% design is just over \$34 million with approximately \$3 million being funded with sewer fund reserves in 2025 and 2026.

Additionally, the existing sewer interceptor serving the eastern part of town has segments that are exceeding capacity and needs increased capacity to serve proposed developments. The cost of the interceptor is estimated at \$6.5 million.

The sewer fund's portion of the Public Works facility is also proposed to be included in the bond issue to spread these costs out and minimize the rate impact that cash funding would require.

The proposed bond issue amount for each of the projects are as follows:

WWTP Project	\$31,070,201
East Montrose Interceptor (CIP3)	\$ 6,500,000
PW Facility (Sewer portion)	\$ 2,423,603
Total Funds Needed	\$39,993,804

The proposed timeline for the bond issuance is as follows:

January 6, 2026	Consideration of Bond Ordinance (First Reading)
January 20, 2026	Consideration of Bond Ordinance)Second Reading)
February 24, 2026	Post POS
March 18, 2026	Closing

Kyle Thomas, DA Davidson, will be here to present the details of the proposed bond issue.

Staff has done a residential sewer rate comparison with other municipalities and sewer districts in the area as shown below:

Monthly Residential Rate Comparisons

	2025	2026 22% Increase	2027 Anticipated 20% Increase
Montrose	\$27.15	\$33.12	\$39.75
Fruita	\$53.60		
Grand Junction	\$27.58		
Clifton	\$34.30		
Delta	\$41.00		
Gunnison	\$55.98		
Pagosa Area W&S District	\$46.90		

Financial Impact

A 22% rate increase is included in the 2026 Budget and a projected 20% is anticipated for 2027 to fund the debt service costs for these projects.



Council Transmittal Memo
Date: November 25, 2025

To: Mayor and City Council

From: David Bries, Utilities Director

CC: William Bell, City Manager
Shani Wittenberg, Finance Director
Hyrum Webb, WWTP Superintendent

Subject: Sewer Bond Issue Reimbursement Resolution

Recommendation

Consider authorization of the attached Resolution No. 2025-23 to allow the future borrowing of funding for the Wastewater Treatment Plant Project to reimburse City Sewer Utility Fund.

Background

Sewer Utility Revenue Bonds are proposed to fund the wastewater treatment project which consists of replacement of the aging Ultraviolet disinfection system, influent screw pumps, oxidation ditch aerators and the backup generator as well as construction on an anaerobic basin to provide biological phosphorus removal as required to meet proposed permit limits within the next few years. The total project cost for the wastewater treatment project at 90% design is just over \$34 million with approximately \$3 million being funded with sewer fund reserves in 2025 and 2026.

Additionally, the existing sewer interceptor serving the eastern part of town has segments that are exceeding capacity and needs increased capacity to serve proposed developments. The cost of the interceptor is estimated at \$6.5 million.

The sewer fund's portion of the Public Works facility is also proposed to be included in the bond issue to spread these costs out and minimize the rate impact that cash funding would require.

Financial Impact

The anticipated Design work and equipment prepurchase contract have been issued and it is possible that the contractor is ready to start construction prior to the funds being available. This would be initially funded from Sewer Utility Fund Reserves and then reimbursed by the borrowed funds for the project.

RESOLUTION NO. 2025 - 23

A RESOLUTION OF THE CITY OF MONTROSE, COLORADO, DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH PROCEEDS OF A TAX-EXEMPT REVENUE BOND FINANCING FOR SEWER CAPITAL EXPENDITURES UNDERTAKEN OR TO BE UNDERTAKEN BY THE CITY; GENERALLY IDENTIFYING THE CAPITAL EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the of Montrose (the “City”) is a home rule municipality and political subdivision duly organized and existing pursuant to a city charter (the “Charter”) and the constitution and laws of the State of Colorado (the “State”); and

WHEREAS, pursuant to Article VI, Section 5 of the Charter the City is authorized to issue bonds for the purpose of improving the sewer system provided that the bonds are made payable solely out of the net revenues derived from the operation of such system; and

WHEREAS, the City Council of the City (the “City Council”) currently intends and reasonably expects to participate in a tax-exempt financing in calendar year 2026 to finance improvements, repairs and upgrades to the City’s sewer collection and treatment system (the “Capital Projects”) in an amount up to \$40,000,000 (the “Financed Amount”), and to reimburse the City for the portion of such capital expenditures incurred or to be incurred subsequent to a period commencing 60 days prior to the date hereof, and ending prior to the later of 18 months of the date of such capital expenditures or the placing in service of the Capital Projects (but in no event more than 3 years after the date of the original expenditure of such moneys); and

WHEREAS, the City Council hereby desires to declare its official intent, pursuant to 26 C.F.R. § 1.150-2, to reimburse the City for such capital expenditures with the proceeds of the City’s general obligation bond financing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, as follows:

Section 1. Declaration of Official Intent. The City shall, presently intends, and reasonably expects to finance a portion of the Capital Projects with legally available funds.

Section 2. Dates of Capital Expenditures. All of the capital expenditures covered by this Resolution were or will be made on and after the date which is 60 days prior to the effective date of this Resolution.

Section 3. Issuance of Utility Revenue Bonds. The City presently intends and reasonably expects to participate in a utility revenue bond financing within 18 months of the date of the expenditure of moneys on the Capital Projects or the date upon which the Capital Projects is placed in service, whichever is later (but in no event more than 3 years after the date of the original expenditure of such moneys), and to allocate from said financing an amount not to exceed the Financed Amount to reimburse the City for its expenditures in connection with the Capital Projects.

Section 4. *Confirmation of Prior Acts.* All prior acts and doings of the officials, agents and employees of the City which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Capital Projects, shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 5. *Effective Date of Resolution.* This Resolution shall take effect immediately upon its passage.

ADOPTED by the City Council of the City of Montrose, Colorado this 2nd day of December, 2025.

CITY OF MONTROSE, COLORADO

Dave Frank, Mayor

ATTEST

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE

CITY CLERK'S OFFICE

DATE: November 24, 2025
TO: City Council
FROM: Lisa DelPiccolo, City Clerk
RE: Designation of Official Posting Location

The Colorado Sunshine Law requires designation of an official posting location at the first regular meeting of each calendar year. As of July 1, 2019, local governments are required to designate their websites as official posting locations with secondary locations designated for exigent or emergency circumstances.

Since 2020, the City of Montrose has designated the website as the official posting location with the bulletin board at City Hall as a secondary location. Our ongoing practice is to post agendas for all public meetings on the Public Portal of the website and to post a physical copy of the agenda on the bulletin board at City Hall.

