



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, December 2, 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) **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.

6) **APPROVAL OF MINUTES** (5 minutes)

City Council consideration of the minutes of the November 17, 2025, special City Council meeting and the November 18, 2025, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the November 17, 2025, special City Council meeting and the November 18, 2025, regular City Council meeting as presented.

7) **INTERGOVERNMENTAL AGREEMENT WITH MONTROSE RECREATION DISTRICT** (10 minutes)

City Council consideration of an Intergovernmental Agreement with Montrose Recreation District for Shared Services. *Staff: Deputy City Manager Ann Morgenthaler*

Action: Accept public comment. Consider making a motion to approve an Intergovernmental Agreement with Montrose Recreation District for Shared Services as presented.

8) **ORDINANCE 2698 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2698 on second reading, an Ordinance of the City of Montrose, Colorado, amending Ordinance No. 2674 which appropriated funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2025; said expenditures of the City of Montrose over and above those anticipated at the time of adoption of the original budget for the fiscal year beginning January 1, 2025. *Staff: Finance Director Shani Wittenberg*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2698 on second reading as presented.



9) **RESOLUTION 2025-23 (15 minutes)**

City Council consideration of Resolution 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. *Staff: Utilities Director David Bries*

Action: Accept public comment. Consider making a motion to adopt Resolution 2025-23 as presented.

10) **ORDINANCE 2699 - SECOND READING (15 minutes)**

City Council consideration of Ordinance 2699 on second reading, an Ordinance of the City of Montrose, Colorado, authorizing the sale of real property owned by the City of Montrose located off Niagara Road to Volunteers of America. *Staff: City Manager William Bell*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2699 on second reading as presented.

11) **RESOLUTION 2025-21 (10 minutes)**

City Council consideration of Resolution 2025-21, a Resolution authorizing the conduct of a mail ballot election for the City of Montrose General Municipal Election of April 7, 2026. *Staff: City Clerk Lisa DelPiccolo and Senior Deputy City Clerk Briceida Ortega*

Action: Accept public comment. Consider making a motion to adopt Resolution 2025-21 as presented.

12) **HAYNES ADDITION ANNEXATION (15 minutes)**

A hearing will be held on the annexation of the Haynes Addition. *Staff: Senior Planner William Reis*

A) **Resolution 2025-22:** City Council consideration of Resolution 2025-22, findings of fact for the Haynes Addition annexation.

Action: Consider making a motion to adopt Resolution 2025-22 as presented.



- B) **Ordinance 2700 - First Reading:** City Council consideration of Ordinance 2700 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Haynes Addition.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2700 on first reading as presented.

13) **ORDINANCE 2701 - FIRST READING** (5 minutes)

City Council consideration of Ordinance 2701 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Haynes Addition as an "R-6," Medium Density/Manufactured Housing District. *Staff: Senior Planner William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2701 on first reading as presented.

14) **SEASONS SUBDIVISION FILING NO. 2 FINAL PLAT** (15 minutes)

City Council consideration of the Seasons Subdivision Filing No. 2 Final Plat to create 25 residential lots, as well as associated easements and rights-of-way. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the Seasons Subdivision Filing No. 2 Final Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and Municipal Code provisions are met and that the applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.

15) STAFF REPORTS

16) YOUTH CITY COUNCIL REPORT

17) CITY COUNCIL COMMENTS

18) MOTION TO ADJOURN