MONTROSE CITY COUNCIL
November 18, 2025

A regular meeting of the Montrose City Council was held on Tuesday, November 18, 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, Shiloh Warthen, Bill Bell, Matt Magliaro, Greg Story, Lisa DelPiccolo, Tim Cox, Blaine Hall, Shani Wittenberg, Leeanne Whittaker, Joe Wittenberg, William Reis, Jim Scheid, Greg Stunder, Scott Murphy, Jaroden Siedschlag

GUESTS

Pang Cooper, Katie Graves, Spencer Graves, Sam Aster

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 Pang Cooper, a dance instructor with Weehawken Dance.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the November 4, 2025, regular City Council meeting.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the minutes of the November 4, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

NEW HOTEL AND RESTAURANT LIQUOR LICENSE APPLICATION

City Council considered an application for a new Hotel and Restaurant liquor license at 232 E. Main Street for Eatery 66 North LLC, doing business as Eatery 66 North, for consumption on the licensed premises. A hearing was held.

Assistant City Attorney Matt Magliaro reported that all fees have been paid, all posting and publication requirements have been met, and a staff review of the application found no issues that would prevent approval of the license.

Applicants Katie and Spencer Graves said they have owned and operated the Eatery 66 restaurant in Ridgeway for the past 10 years, serving local agricultural and farming products. Mr. Graves said they are proud of being a hub in Ridgway. They reside in Montrose and look forward to becoming a hub in Montrose.

The applicants agreed to the determination of the neighborhood as the city limits and stated that issuance of license will help meet the needs and desires of the specified neighborhood. Mr. Magliaro reviewed a summary of petitions circulated. A total of 100 signatures were submitted with 74 determined to be valid and in support of the license.

The applicants stated that they are familiar with Colorado liquor laws, all servers are TIPS certified, and all staff receive extensive training. Ms. Graves said the policy of the establishment will be to require an ID from anyone who appears to be under the age of 40. Customers will be limited to two alcohol beverages to prevent overservice, and servers will be trained to watch for signs of intoxication.

Ms. Graves stated that their Ridgway restaurant holds a liquor license with no infractions on record. The applicants committed to all managers and servers completing the City's alcohol server training.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve a new Hotel and Restaurant liquor license at 232 E. Main Street for Eatery 66 North LLC, doing business as Eatery 66 North, for consumption on the licensed premises. All voted yes. Motion passed.

2026 BUDGET APPROVAL

Finance Director Shani Wittenberg reported that the proposed 2026 budget was presented in detail at the November 4 City Council meeting where Ordinance 2695 was passed on first reading. Ms. Wittenberg reported no changes to the Ordinance or proposed budget since first reading. Ms. Wittenberg said total appropriations for 2026 total $168 million, including $47 million for the Public Works Facility Project.

Ordinance 2695 – Second Reading: City Council considered Ordinance 2695 on second 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.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2695 on second reading as presented. All voted yes. Motion passed.

Resolution 2025-20: City Council considered Resolution 2025-20, adoption of the 2026 Municipal Budget.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Resolution 2025-20 as presented. All voted yes. Motion passed.

ORDINANCE 2698 – FIRST READING

City Council considered Ordinance 2698 on first 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. A hearing was held.

Finance Director Shani Wittenberg reported that Ordinance 2698 applies to the current fiscal year and addresses expenditures that were not anticipated during the development of the 2025 budget. Ms. Wittenberg stated that the items were reviewed in detail at the November 17 work session, and details are included in the meeting packet.

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 2698 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2699 – FIRST READING

City Council considered Ordinance 2699 on first 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. A hearing was held.

City Manager Bill Bell reported that the Magic Circle Theater would like to undergo a capital expansion, but the organization does not own the land under the building. The land is currently owned by Volunteers of America and leased to Magic Circle. Mr. Bell said that the City owns property on Niagara Road near the Community Garden that is used for construction staging and snow deposits. The property is surrounded by medical offices and is adjacent to VOA. Mr. Bell stated that the City does not have a need for the Niagara parcel and an opportunity exists to trade it for the parcel that houses Magic Circle. Mr. Bell said the Niagara parcel is valued $30,000.00 higher than the VOA parcel, and VOA is willing to pay the difference.

Mr. Bell stated that full details of the transaction are included in the meeting packet and include a timeline.

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 2699 on first reading as presented. All voted yes. Motion passed.

COMMUNITY DEVELOPMENT BLOCK GRANT MODIFICATION LETTER

City Council considered a grant modification request to a previously awarded Community Development Block Grant in partnership with Haven House.

City Manager Bill Bell reported that the City has partnered with Haven House for many years to provide essential services to the community. The City has assisted with the property purchase and utility costs in the past. Mr. Bell said that an expansion is needed for additional housing and an on-site child care facility.

Mr. Bell stated that the letter authorizes a change in the type of building to a modular construction and authorizes a slight reduction of the square footage. The City serves as the sponsoring pass-through agency for the Community Development Block Grant and must sign off on any changes to the grant.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the mayoral signature on a letter to the State of Colorado requesting a grant modification to a previously awarded Community Development Block Grant as presented. All voted yes. Motion passed.

ORDINANCE 2696 – SECOND READING

City Council considered Ordinance 2696 on second 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.

Senior Planner William Reis reviewed the location of the 1.63 acre site as well as rezone criteria and the intent of the B-2 zoning designation. Mr. Reis stated that the property was previously zoned in 1978.

Mr. Reis recommended approval stating that the proposal meets rezone criteria, conditions in the surrounding area have changed since the property was last zoned in 1978, and the proposed zoning is compatible with existing uses in the surrounding area.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2696 on second reading as presented. Ed Ulibarri voted no. All others voted yes. Motion passed.

ORDINANCE 2697 – SECOND READING

City Council considered Ordinance 2697 on second 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.

Senior Planner William Reis reviewed the location of the 1.1 acre site and stated that staff finds that rezone criteria are met. Mr. Reis reviewed the intent of the R-6 zoning designation which allows for accessory dwelling units. Mr. Reis stated that the minimum lot size for R-6 zoning is larger than MHR zoning which translates to a reduction in allowable 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.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2697 on second reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Sales Tax Manager Leeanne Whittaker gave a sales, use, and excise tax report for the month of September 2025. Ms. Whittaker reported that total General Fund sales and use tax collections were down 0.3 percent as compared to September of 2024 with a negative budget variance of 3.3 percent. Year-to-date collections were up 2.2 percent with a positive budget variance of 0.9 percent.

Third Quarter Budget Review: Finance Director Shani Wittenberg reported that the General Fund and Public Safety Fund are collecting revenues above expected with 75 percent of the year completed, and spending is also on track. Ms. Wittenberg said the lodging tax increase to 6 percent in 2025 resulted in collection of $934,975.00 with 17 percent allocated to child care, 33 percent to affordable housing, 5 percent to public transit, 20 percent to tourism, and 25 percent to right of way improvements. Complete details are available on the city website.

Mayor Dave Frank acknowledged Ms. Wittenberg and finance staff for the results of the 2024 audit which were presented at the November 17 work session.

YOUTH CITY COUNCIL REPORT

Shiloh Warthen reported that revisions to the Youth City Council Manual are underway, and a gun violence awareness proclamation is being drafted for presentation at an upcoming City Council meeting. Ms. Warthen said that several Youth City Councilors are attending the National League of Cities conference in Salt Lake City this week.

CITY COUNCIL COMMENTS

Mayor Pro Tem Judy Ann Files reported that City Councilors toured the Wastewater Treatment Plant earlier in the day.

Mayor Dave Frank reported that many of the operational components of the Wastewater Treatment Plant are 50 years old and improvements that will be discussed at upcoming meetings are very much needed.

ADJOURNMENT

The meeting adjourned at 6:54 p.m. with no further action taken.

ATTEST:

Dave Frank, Mayor

Lisa DelPiccolo, City Clerk