



MONTROSE CITY COUNCIL

December 2, 2025

A regular meeting of the Montrose City Council was held on Tuesday, December 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, Jordyn Simo, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Briceida Ortega, Shani Wittenberg, Larry Witte, Jim Scheid, David Bries, Joe Wittenberg, Greg Stunder, William Reis, Scott Murphy, Matt Magliaro

GUESTS

No guests were present.

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.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the November 17, 2025, special City Council meeting and the November 18, 2025, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the minutes of the November 17, 2025, special City Council meeting and the November 18, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

INTERGOVERNMENTAL AGREEMENT WITH MONTROSE RECREATION DISTRICT

City Council considered an Intergovernmental Agreement with Montrose Recreation District for Shared Services.

Deputy City Manager Ann Morgenthaler reviewed proposed changes to the annual agreement with the Montrose Recreation District. Ms. Morgenthaler stated that the revisions were reviewed at the November 17 work session, and the Montrose Recreation District Board of Directors approved the agreement on November 20. If approved, the new agreement will take effect on January 1, 2026.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve an Intergovernmental Agreement with Montrose Recreation District for Shared Services as presented. All voted yes. Motion passed.

ORDINANCE 2698 – SECOND READING

City Council considered 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.

Finance Director Shani Wittenberg reported no changes to the Ordinance since it was passed on first reading on November 18. Ms. Wittenberg said this supplemental budget ordinance

addresses unanticipated expenditures that were brought before City Council throughout the year, but were not included in the 2025 budget.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Ordinance 2698 on second reading as presented. All voted yes. Motion passed.

RESOLUTION 2025-23

City Council considered 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.

Utilities Director David Bries shared a presentation that was given by DA Davidson at the December 1 work session pertaining to the issuance of sewer revenue bonds and the associated actions. Mr. Bries reviewed the timeline and actions needed to secure the \$40 million in bonds to fund Wastewater Treatment Plant improvements, sanitary sewer interceptor improvements, and the sewer portion of the new Public Works facility. Mr. Bries stated that adoption of Resolution 2025-23 allows the City to fund initial stages of the project and receive reimbursement with bond revenues.

Mr. Bries said that the Wastewater Treatment Plant was constructed in 1984 and much of the equipment is over 40 years old. This project includes replacement of the influent screw pumps and surface aerators on the oxidation ditches, replacement of the UV light disinfection system, and replacement of the existing generator. A biological phosphorous removal process is also being added and is the largest portion of the overall project.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Resolution 2025-23 as presented. All voted yes. Motion passed.

ORDINANCE 2699 – SECOND READING

City Council considered 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.

City Manager Bill Bell reported that the land under the Magic Circle Players theater is owned by Volunteers of America which prevents Magic Circle from expanding as desired. The City owns property near the Niagara Community Gardens adjacent to VOA housing, and VOA would also like to plan for future expansion. Mr. Bell stated that Ordinance 2699 starts the due diligence process for the transfer of the Niagara Road property to VOA. An April closing is planned, and the City will receive \$30,000.00 for the difference in appraised value between city property and the VOA parcel beneath Magic Circle Players. Magic Circle will initiate a campaign to raise funds to purchase the property from the City.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Ordinance 2699 on second reading as presented. All voted yes. Motion passed.

RESOLUTION 2025-21

City Council considered 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.

City Clerk Lisa DelPiccolo reported that the plan for the 2026 Municipal Election was reviewed at the November 17 work session. The plan includes no significant changes from the 2024 election. Ms. DelPiccolo said that adoption of Resolution 2025-21 begins the election process. Candidate information will be available on the City website beginning December 8, and candidate nomination petitions can be circulated beginning January 6.

Senior Deputy City Clerk Briceida Ortega reported that an informational video for potential candidates is available on the City website and posted on social media. Election details were published in the December edition of the City Beat newsletter as well.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Resolution 2025-21 as presented. All voted yes. Motion passed.

HAYNES ADDITION ANNEXATION

A hearing was held on the annexation of the Haynes Addition.

Senior Planner William Reis reviewed the annexation schedule and said that this is the official hearing for the proposed annexation. Mr. Reis stated that the Haynes Addition is a 0.59 acre parcel within the City's Urban Growth Boundary and within City of Montrose water and sewer service areas. Mr. Reis said that two properties are currently undergoing a boundary line adjustment with one property within the city limits and one outside. The land being transferred as part of the boundary line adjustment is being annexed to avoid jurisdictional issues. A small portion of right of way is also included in the annexation.

Mr. Reis reviewed the intent of the requested R-6 zoning designation and said the request matches the parcel already annexed. The Planning Commission unanimously recommended approval of the zoning designation on October 22.

Mr. Reis stated that the parcel is eligible for annexation and recommended adoption of Resolution 2025-22, Ordinance 2700, and Ordinance 2701. Mr. Reis said a signed annexation agreement is on file, and an annexation impact report is not required.

Resolution 2025-22: City Council considered Resolution 2025-22, findings of fact for the Haynes Addition annexation.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to adopt Resolution 2025-22 as presented. All voted yes. Motion passed.

Ordinance 2700: City Council considered Ordinance 2700 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Haynes Addition. A hearing was held.

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 J. David Reed, to pass Ordinance 2700 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2701 – FIRST READING

City Council considered 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. A hearing was held.

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 2701 on first reading as presented. All voted yes. Motion passed.

SEASONS SUBDIVISION FILING NO. 2 FINAL PLAT

City Council considered the Seasons Subdivision Filing No. 2 Final Plat to create 25 residential lots, as well as associated easements and rights-of-way.

Senior Planner William Reis reviewed the location of the 3.68 acre parcel at the end of Oregon Street with a current zoning designation of "R-3A," Medium High Density District. Mr. Reis stated that the subject property is within the Seasons Subdivision 2nd Amended Preliminary Plat/PD Plan, which was recorded on January 13, 2009, and allows for zero foot side setbacks for individual conveyance of townhomes. The Seasons Subdivision Filing No. 2 Preliminary Plat was approved by City Council on November 5, 2024.

Mr. Reis reviewed final plat requirements and recommended conditional approval stating that the Final Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the Seasons Subdivision 2nd Amended Preliminary Plat/PD Plan. Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, 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. All voted yes. Motion passed.

STAFF REPORTS

City Manager Bill Bell announced that Deputy City Manager Ann Morgenthaler was elected to serve on the Board of Directors for the Colorado City and County Managers Association.

YOUTH CITY COUNCIL REPORT

Youth City Council Mayor Jordyn Simo reported that five Youth City Councilors attended the National League of Cities conference in Salt Lake City. Ms. Simo said that the Youth City Council intends to bring two proclamations to upcoming City Council meetings in the near future addressing substance abuse and gun violence awareness.

CITY COUNCIL COMMENTS

Mayor Dave Frank commended all staff members who helped with the Annual Tree Lighting Ceremony on November 28.

City Councilor J. David Reed wished community members a safe and happy holiday season.

Mayor Frank announced that the December 19 work session and December 20 City Council meeting have been canceled.

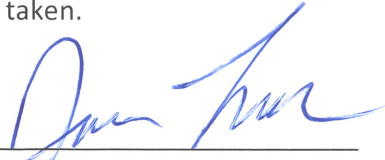
ADJOURNMENT

The meeting adjourned at 6:35 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor

