



CITY COUNCIL WORK SESSION
Tuesday, January 20, 2026 - 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) INTRODUCTION OF NEW CITY EMPLOYEES

Courtney Edenbo - Part-Time Animal Shelter Technician
Bryce Burns - Part-Time Animal Shelter Technician
Launa Stryker - Trash and Recycle Operator
Annette Rohlik- Customer Service Technician
Lukas Fredrickson- Utilities Division Worker
Juan Contreras - Parks and Special Projects Worker

2) DISCUSSION ITEMS

- A) Rural Economic Development Initiative Grant Application Request in Partnership with Mexican American Development Association (10 minutes)
Staff: Community Development Director Jace Hochwalt
- B) Renfrow Boundary Line Adjustment Easement Vacation (10 minutes)
Staff: Senior Planner William Reis
- C) Fleet Purchase Recommendation (15 minutes)
Staff: Fleet Superintendent Shane Brandt and Public Works Director Jim Scheid
- D) Amended 2026 Fee Schedule Resolution (5 minutes)
Staff: Finance Director Shani Wittenberg
- E) City of Montrose as Fiscal Agent for Region 14 Opioid Abatement Council (20 minutes)
Staff: Police Chief Blaine Hall



3) **GENERAL CITY COUNCIL DISCUSSION**

4) **STAFF COMMENTS**



CITY OF MONTROSE
Community Development

MEMO

TO: City Council
FROM: Jace Hochwalt, Community Development Director
DATE: January 20, 2026
RE: Rural Economic Development Initiative Grant Application Request

City Council Consideration:

The City of Montrose Community Development Department is seeking approval from City Council to apply for a Rural Economic Development Initiative grant through the Colorado Department of Local Affairs. The purpose of this grant is to fund interior buildout for the property located at 25 & 27 N Cascade Avenue in Montrose, Colorado.

Project Background:

The Rural Economic Development Initiative (REDI) program supports rural communities in Colorado by funding projects that diversify local economies and strengthen long-term economic resilience. Eligible applicants include municipal and county governments that meet population thresholds defining rural status, with the ability to pass funds through to approved partners. To qualify, counties must have fewer than 50,000 residents, and municipalities must have fewer than 25,000 residents and not be adjacent to a larger municipality. Funded activities may include planning efforts, construction, programs, and capacity-building initiatives.

All REDI-funded projects must result in the creation or retention of jobs, either directly or indirectly, and align with one or more priority focus areas. These include job creation and retention, targeted capacity building for local economic development tied to specific outcomes and timelines, strengthening economic resilience to withstand and adapt to change, and supporting entrepreneurial ecosystems through training, networking, and infrastructure. Projects must be identified as a community priority and be part of a comprehensive, holistic economic development strategy.

The City of Montrose qualifies for the Rural Economic Development Initiative (REDI) program as a rural municipality with a population under 25,000 and not adjacent to a municipality exceeding that threshold. Consistent with the intent of the REDI program, the City's economic development priorities focus on improving economic conditions and long-term prosperity through targeted economic development and revitalization efforts. In particular, the City seeks to strengthen downtown Montrose as a hub for business activity, job creation, and entrepreneurship, supporting a more diverse, resilient local economy that benefits residents

and businesses alike.

The Mexican American Development Association (MADA) is a qualifying partner organization under the REDI program and is eligible to receive pass-through funding from the City. MADA plays a key role in supporting local entrepreneurs and small businesses, particularly through its kitchen incubator program, which provides shared commercial kitchen space, training, and support for food-based businesses. Due to growing demand and program success, MADA has outgrown its existing facility and is seeking to increase capacity, better serve entrepreneurs, and create additional opportunities for job creation, business development, and economic resilience within the Montrose community.

If awarded, the REDI grant would support substantial renovations to the buildings at 25 and 27 N. Cascade Avenue in downtown Montrose, which have already been purchased by the Mexican American Development Association. The properties total 4,025 square feet, and planned interior improvements include electrical and plumbing upgrades, energy-efficient HVAC and lighting systems, renovated restrooms, a full commercial kitchen with three stations, and a full bar and restaurant buildout.

Exterior upgrades will include updated building facades, roof repairs, and other improvements necessary to fully activate the properties for community and business use. Total project costs are estimated at \$2.2 million. The maximum grant request is \$150,000 through the REDI program. While this represents a small portion of the overall project, it is critical to enabling key renovations. Asbestos abatement has already been completed, allowing work to proceed safely and efficiently and positioning the project for timely implementation to advance downtown Montrose's economic development and revitalization goals.

Financial Considerations:

The total amount requested through the Rural Economic Development Initiative (REDI) grant is \$150,000. While the program requires a minimum 20 percent match, the matching funds will not be provided by the City. Instead, the match will be contributed by the Mexican American Development Association, a qualified partner included as part of the grant application.

Recommendation:

City staff recommends approval by City Council to authorize submission of a Rural Economic Development Initiative (REDI) grant application through the Colorado Department of Local Affairs in an amount up to \$150,000 to support economic development and revitalization efforts in downtown Montrose.



CITY OF MONTROSE
Planning Services

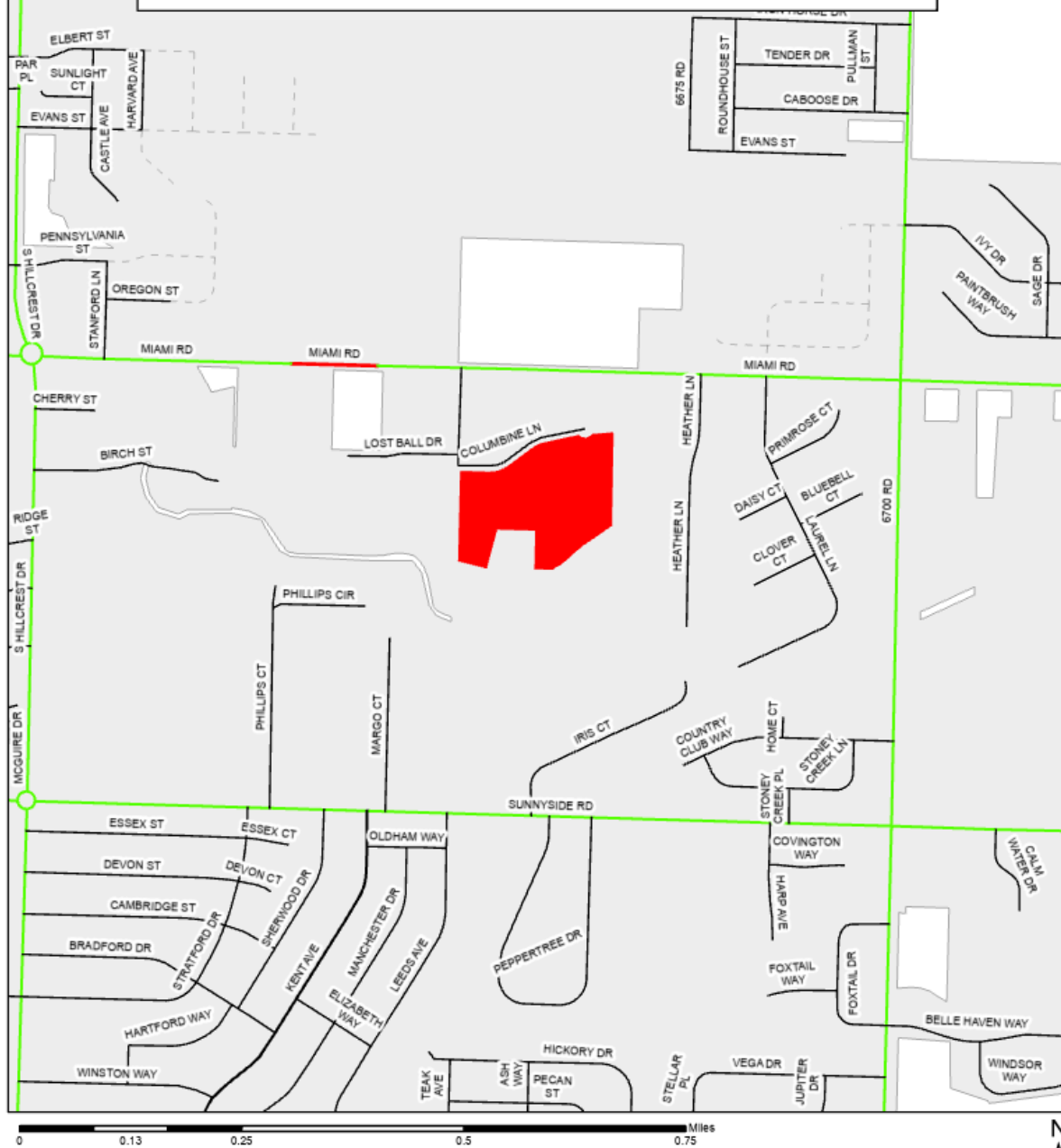
MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: January 20, 2026
RE: Vacation of Easements on Renfrow Boundary Line Adjustment

City staff is currently reviewing a proposal to adjust the boundary line between Lot 1 of the Black Canyon Golf Course Boundary Line Adjustment and Lot 7 of the Cheney-Martinson Boundary Line Adjustment, addressed as 2400 Columbine Lane and 2500 Columbine Lane respectively. This platting action, under the name of the Renfrow Boundary Line Adjustment, is attached to this document. Moving the property line between these two lots will result in utility easements intersecting the middle of the property, inhibiting future development. The property owner requests the release of these easements.

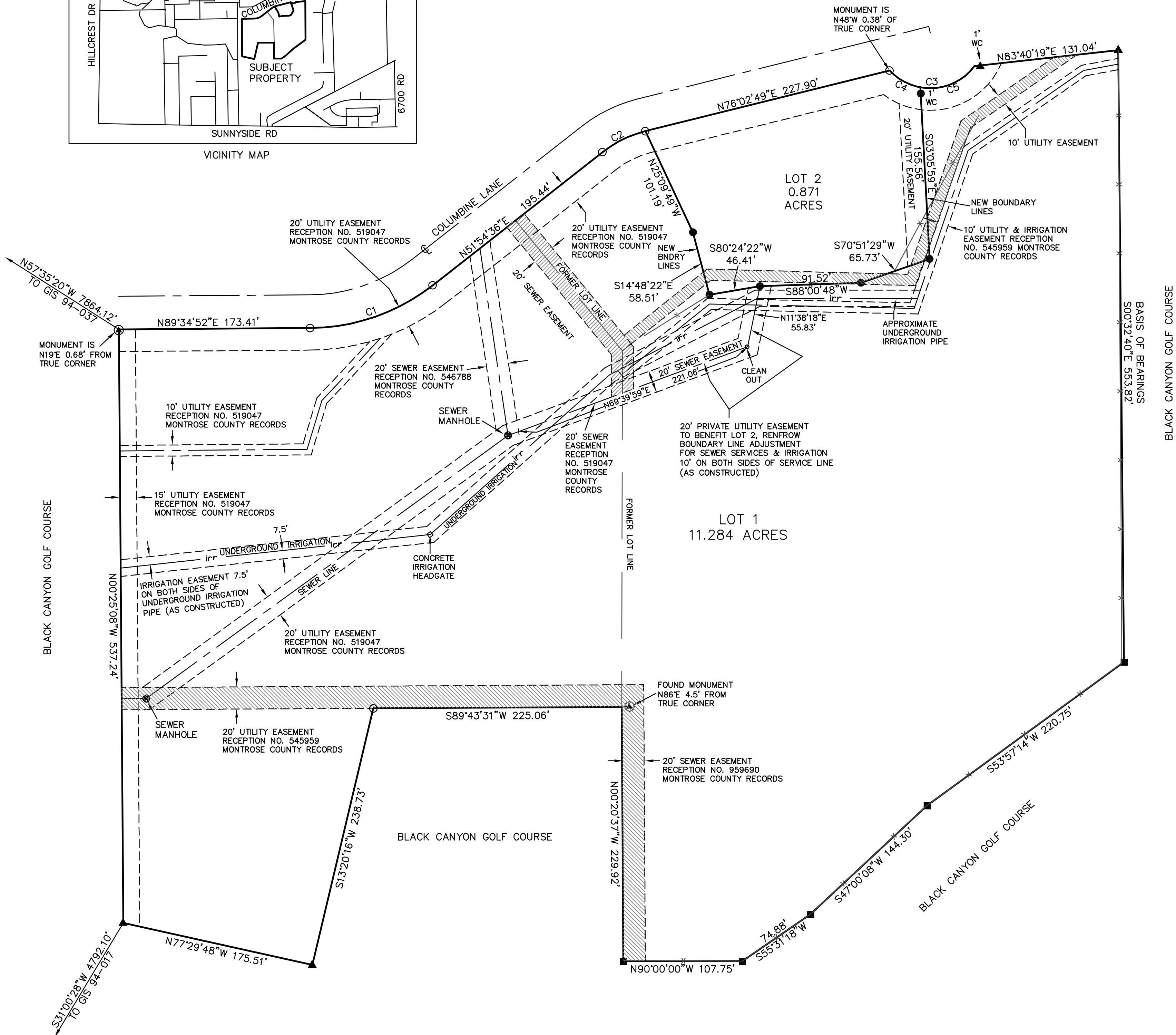
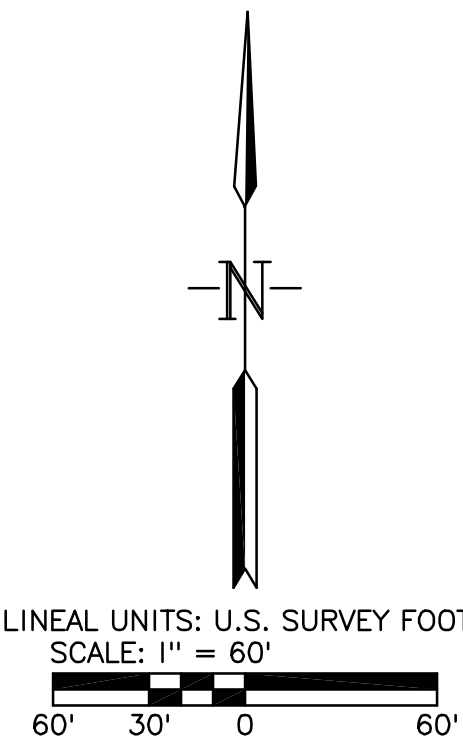
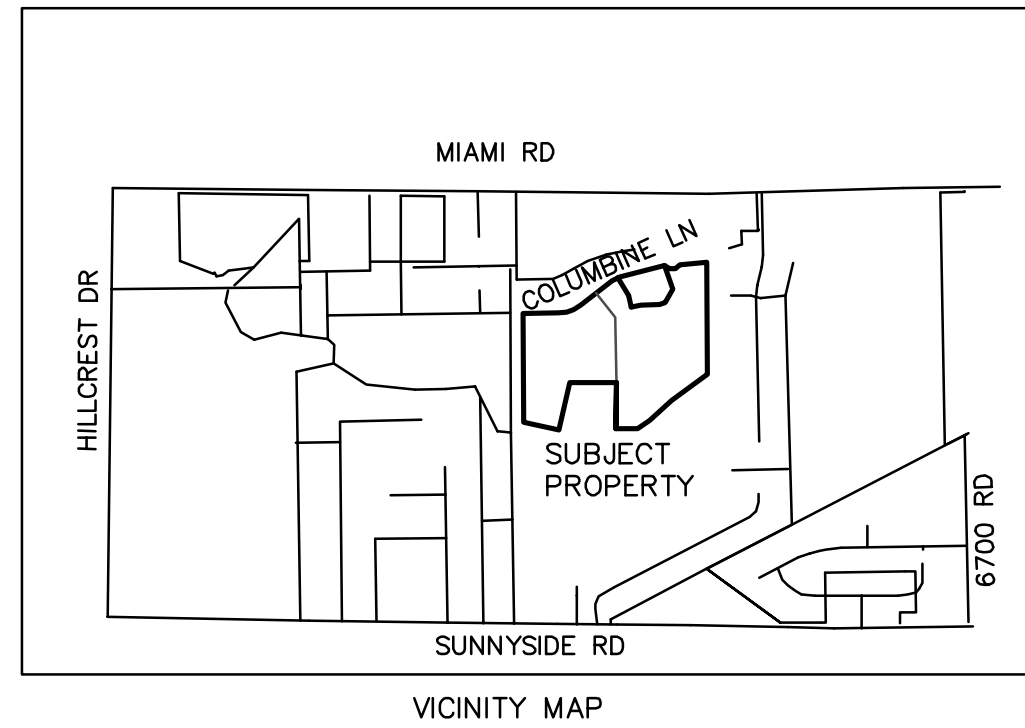
The City does not currently have existing utility lines within these easements, and they are not necessary for future development. City staff finds that the proposed release of easements will not be detrimental to the public health, safety, and welfare. Staff recommends approval of the requested release of easements.

Renfrow Boundary Adjustment Vicinity Map



RENFROW BOUNDARY LINE ADJUSTMENT

FORMERLY LOT 1, BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT
AND LOT 7, CHENEY-MARTINSON BOUNDARY LINE ADJUSTMENT
SITUATED IN THE W1/2SE1/4, SECTION 26, T49N, R9W, N.M.P.M.
CITY OF MONTROSE, MONTROSE COUNTY, COLORADO



CERTIFICATE OF OWNERSHIP
KNOW ALL YE BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

Lot 1, Black Canyon Golf Course Boundary Line Adjustment recorded February 28, 2023 at Reception No. 959690, County of Montrose, State of Colorado.

And

Lot 7, as shown on the Cheney-Martinson Boundary Line Adjustment recorded July 10, 2023 at Reception No. 963623, County of Montrose, State of Colorado.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of

RENFROW BOUNDARY LINE ADJUSTMENT

Executed this ____ day of _____, 20 ____.

OWNER:

James W. Renfrow

STATE OF COLORADO)
COUNTY OF MONTROSE) ss.
The above Certificate of Dedication and Ownership was acknowledged before me

on this ____ day of _____, 20 ____.

by James W. Renfrow

Witness my hand and official seal. My commission expires _____

Notary

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Commitment No. 4383CEA-C issued by Alpine Title, dated July 16, 2025 which insures to James W. Renfrow the title to the land herein platted and described in the above Certificate of Ownership, and that, based solely on my review of the Title Commitment, title to such land is in the Owners; and that the land is free and clear of all liens and encumbrances except as specifically set forth in the Title Commitment; and I have examined the Title Commitment No. 4419CEA-C issued by Alpine Title dated August 13, 2025 which insures to James W. Renfrow the title to the land herein platted and described in the above Certificate of Ownership, and that based solely on my review of the Title Commitment, title to such land is in the Owner; and that the land is free and clear of all liens and encumbrances except as specifically set forth in the Title Commitment.

Attorney
Registration No. _____

Date _____

SURVEYOR'S CERTIFICATE

I, William D. Wiley a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38-51-106 Statement:
This plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the Title Commitments issued by Alpine Title, Title Commitment Numbers 4419CEA-C, dated 8/13/2025 and 4383CEA-C, dated 7/16/2025.

William D. Wiley
Colorado Registered Land Surveyor
Registration No. 12180

Date

APPROVAL OF CITY COUNSEL
Approved this ____ day of _____, 20 ____.

by _____, Mayor of the City of Montrose; all conveyances of interest of real property made on this plat are hereby excepted by the City.

Mayor

APPROVAL OF CITY MANAGER
Approved this ____ day of _____, 20 ____.

by _____, Deputy City Manager of the City of Montrose.

Deputy City Manager

APPROVAL OF CITY ATTORNEY
Approved for recording this ____ day of _____, 20 ____.

by _____, City Attorney of the City of Montrose.

City Attorney
Attorney Registration No. _____

RECORDER'S CERTIFICATE
This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado,

at the time of _____ on the ____ day of _____, 20 ____.

under Reception No. _____

Clerk & Recorder
Montrose County, Colorado

***NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.*

CF: 25-53 RENFROW BLA
Plot Scale 1" = 60'
Book 791 Page 12

DATE 8/29/25

REVISIONS:
9/4/25
9/15/25
9/24/25
10/20/25 PER REVIEW
12/2/25 PER REVIEW
12/8/25

RENFROW BOUNDARY
LINE ADJUSTMENT

FORMERLY LOT 1, BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT
AND LOT 7, CHENEY-MARTINSON BOUNDARY LINE ADJUSTMENT
SITUATED IN THE W1/2SE1/4, SECTION 26, T49N, R9W, N.M.P.M.
CITY OF MONTROSE, MONTROSE COUNTY, COLORADO

FOR:
JIM RENFROW
2400 COLUMBINE LANE
MONTROSE, CO 81401

MESA SURVEYING INC.
P.O. Box 1287 (970)-240-9994 Montrose, CO 81402

Sheet 1 of 2

File No. 25-53

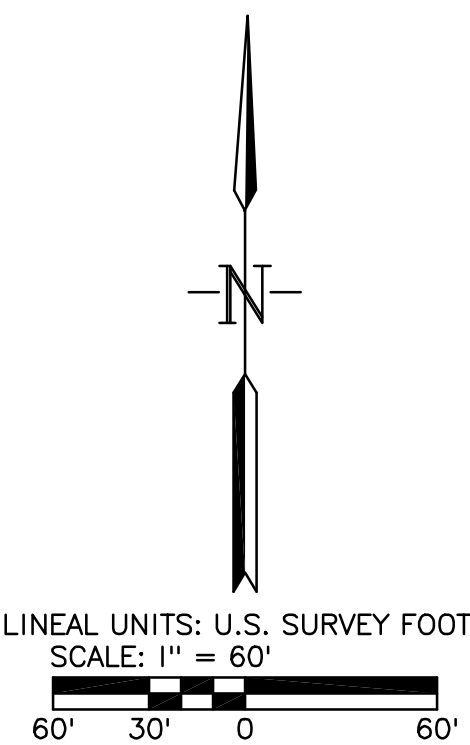
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	119.66'	182.00'	37°40'16"	N70°44'45"E 117.52'
C2	43.39'	103.00'	24°08'14"	N63°58'41"E 43.07'
C3	87.64'	50.00'	100°25'57"	N87°08'45"E 76.85'
C4	32.21'	50.00'	36°54'42"	S61°05'43"E 31.66'
C5	55.43'	50.00'	63°31'11"	N68°41'24"E 52.64'

- LEGEND
- = FOUND REBAR AND SURVEY CAP LS #7970
 - ▲ = FOUND REBAR AND SURVEY CAP LS #12180
 - = SET REBAR AND SURVEY CAP LS #12180
 - = FOUND REBAR AND SURVEY CAP LS #7160
 - ⊙ = FOUND REBAR AND SURVEY CAP LS #33645
 - = FENCE LINE
 - WC = WITNESS CORNER

= EASEMENTS TO BE VACATED BY THIS PLAT SEE SHEET 2

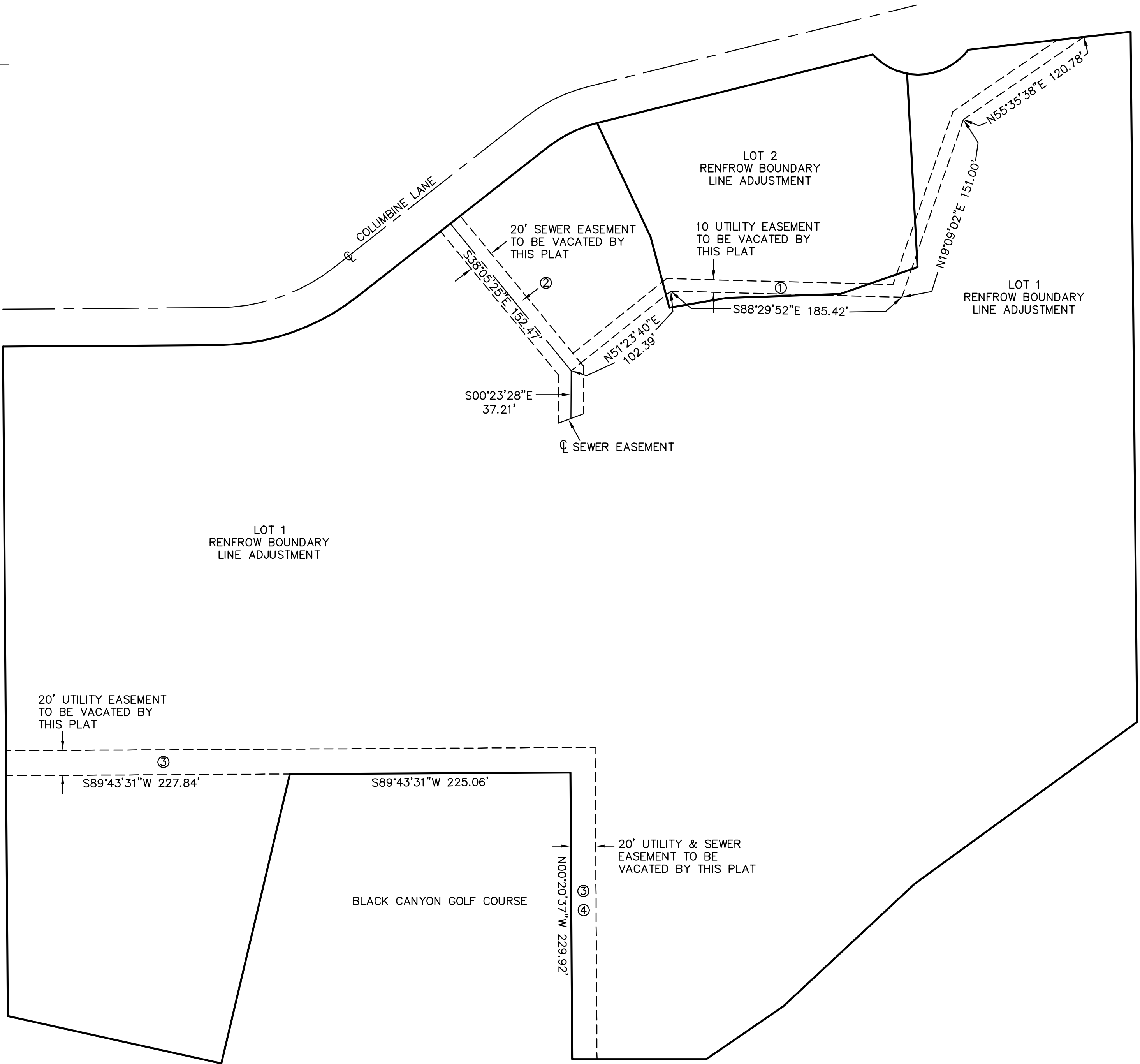
RENFROW BOUNDARY LINE ADJUSTMENT

FORMERLY LOT 1, BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT
AND LOT 7, CHENEY–MARTINSON BOUNDARY LINE ADJUSTMENT
SITUATED IN THE W1/2SE1/4, SECTION 26, T49N, R9W, N.M.P.M.
CITY OF MONTROSE, MONTROSE COUNTY, COLORADO
SHOWING PRIOR DEDICATED EASEMENTS TO BE VACATED BY THIS PLAT



APPROVAL OF VACATED EASEMENTS PER THIS PLAT

City of Montrose _____ Date _____



- NOTE
THE FOLLOWING STATES THE RECORDED PLATS THAT REFERENCE THE EASEMENTS
TO BE VACATED BY THIS PLAT:
- ① = RECEPTION NO. 519047 COLUMBINE ESTATES SUBDIVISION & RECEPTION NO. 546788
REPLAT OF LOTS 2 & 3 AMENDED PLAT OF COLUMBINE ESTATES SUBDIVISION & RECEPTION
NO. 959690 BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT & RECEPTION NO.
963623 CHENEY – MARTINSON BOUNDARY LINE ADJUSTMENT.
- ② = RECEPTION NO. 545959 AMENDED PLAT OF COLUMBINE ESTATES SUBDIVISION & RECEPTION
NO. 959690 BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT & RECEPTION NO.
963623 CHENEY – MARTINSON BOUNDARY LINE ADJUSTMENT.
- ③ = RECEPTION NO. 545959 AMENDED PLAT OF COLUMBINE ESTATES SUBDIVISION.
- ④ = RECEPTION NO. 545959 AMENDED PLAT OF COLUMBINE ESTATES SUBDIVISION & RECEPTION
NO. 54678 REPLAT OF LOTS 2 & 3, AMENDED PLAT OF COLUMBINE ESTATES SUBDIVISION.

SURVEYORS STATEMENT

I, William D. Wiley, a Colorado Registered Professional Land Surveyor,
hereby state, to the best of my knowledge, that Utility Lines or Pipes
do not exist within the Utility and Sewer easements vacated by this plat.

William D. Wiley _____ Date _____
Colorado Registered Land Surveyor
Registration No. 12180

***NOTICE:** According to Colorado law you must commence any legal action based
upon any defect in this survey within three years after you first discover such
defect. In no event may any action based upon any defect in this survey be
commenced more than ten years from the date of the certification shown hereon.*

CF: <u>25-53 RENFROW BLA</u> Plot Scale <u>1" = 60'</u> Book <u>791</u> Page <u>12</u>	RENFROW BOUNDARY LINE ADJUSTMENT	
DATE <u>8/29/25</u>	FORMERLY LOT 1, BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT AND LOT 7, CHENEY–MARTINSON BOUNDARY LINE ADJUSTMENT SITUATED IN THE W1/2SE1/4, SECTION 26, T49N, R9W, N.M.P.M. CITY OF MONTROSE, MONTROSE COUNTY, COLORADO	
REVISIONS: 12/2/25 PER REVIEW 12/8/25	FOR: JIM RENFROW 2400 COLUMBINE LANE MONTROSE, CO 81401	
	MESA SURVEYING INC. P.O. Box 1287 Montrose, CO 81402 (970)–240–9994	
	Sheet <u>2</u> of <u>2</u>	File No. <u>25-53</u>

PURCHASE RECOMMENDATION

TO: Honorable Mayor, and Montrose City Council
Cc: William Bell City Manager, Ann Morgenthaler Deputy City Manager
FROM: Jim Scheid Public Works Director
Shane Brandt Fleet Superintendent
DATE: January 20th, 2026
Subject: 2026 Vehicle and Equipment Purchase Recommendation



Action

Consider the authorization of vehicle and equipment purchases for the following City Divisions in the total amount of \$1,397,812.92

1. Public Works/Streets Backhoe
2. Utilities/Water Distribution Heavy Duty Equipment Trailer
3. Public Works/Streets Asphalt Rollers
4. Black Canyon Golf Course Bedknife Grinder
5. Police Department Patrol, Admin, and Traffic Unit
6. Public Works/Utilities Vehicles
7. Waste Water Treatment Plant F-450

Background

The Fleet division uses a fleet management software tool (FASTER) to determine optimal replacement schedules for each fleet asset. FASTER uses initial cost, mileage, maintenance costs, salvage value, and other factors to recommend the replacement of an asset. The Fleet Division considers other factors such as utilization rate, budget, and the availability of underutilized assets as well as the FASTER result, to ultimately schedule asset replacements. The fleet assets listed above have been budgeted for replacement in 2026 after consideration in the budget generation process in 2025 to determine if these vehicles/equipment should in fact be replaced. While the budget for each item is considered, it is reviewed with each division to determine the most appropriate means of replacement. Sometimes a direct and exact replacement is necessary, sometimes the replacement should be purchased with an upgrade in size or options and other times the asset can be simply eliminated or combined in use with another asset.

The City of Montrose uses multiple ways to acquire vehicles and equipment, ensuring a competitive and transparent purchasing decision. The three avenues are as follows:

- A. Competitive Bidding: This process invites vendors to submit their best price via a proposal to a formal bid document.
- B. Cooperative Purchasing Agreement: This leverages existing contracts to secure government pricing through agreements that vendors have entered to offer awarded pricing to other government agencies. This process allows the City of Montrose to take advantage of pricing offered to government agencies.
- C. Price Quoting: Requesting quotes from multiple vendors provides a clear comparison of pricing, ensuring the City of Montrose receives fair and competitive pricing.

1. Public Works/Streets Backhoe

A Streets Division Backhoe is due for replacement in 2026 due to maintenance costs and high hours. The quote below uses a Cooperative Purchasing Agreement (CPA) through Sourcewell pricing (contract # 011723-JDC).

Vendor/Location	Brand	Price
4 Rivers Equipment/Montrose	John Deere	\$143,969.97

A total of \$170,000 was budgeted for this purchase. This purchase comes in \$26,030.03 under budget.

2. Utilities/Water Distribution Heavy Duty Equipment Trailer

The Fleet Division is replacing a Water Distribution Division Equipment Trailer. For this purchase, the City is using the Cooperative Purchasing Agreement (CPA) Sourcewell contract 0092922-TKI for the following quote.

Vendor/Location	Equipment	Price
Transwest Trailers – Grand Junction, CO	Trail King Tilt Trailer	\$49,396.45

The 2026 Fleet budget combined included \$58,000 for this purchase. This purchase comes in \$8,603.55 under budget.

3. Public Works/Streets Asphalt Rollers

2 of the 3 asphalt rollers for the Streets Division are up for replacement and are included in the 2026 Budget. The following quote is utilizing a Cooperative Purchasing Agreement (CPA) sourcewell contract 060122-CAT pricing.

Vendor/Location	Brand	Price
Wagner/Grand Junction	Caterpillar	\$213,889.00

\$333,500 was budgeted for the replacement of the two rollers. Purchasing from Wagner Equipment will make this purchase \$119,611 under budget.

4. Black Canyon Golf Course Golf Bedknifegrinder

The Fleet Division is replacing a BCGC one knife grinder in the 2026 Budget. For this purchase, the City is using Cooperative Purchasing Agreement (CPA) Sourcewell contract number 031121-TTC.

Vendor/Location	Equipment	Price
LL Johnson – Denver, CO	Bernhard Anglemaster 4100 Bedknife Grinder	\$36,918.50

Purchasing from LL Johnson will make this purchase \$1,918.50 over the budgeted amount of \$35,000.

5. Police Department Patrol Admin and Traffic Unit

In the 2026 budget 5 Patrol cars and 1 Admin F-150 are up for replacement. 1 traffic unit will also be added to the patrol fleet. Below is a quote using the Colorado State bid while utilizing Premier Vehicle Installation for upfitting.

Dealer/Location	Vehicle	Price
Sill TerHar Motors/Broomfield	Police Patrol and Admin	\$491,500.00

City Staff recommend purchasing from Sill TerHar Motors. Purchasing from Sill TerHar is the best value for the City. This purchase is \$10,000 under the budgeted amount of \$501,500.

6. Public Works/Utilities Vehicles

The following Public Works/Utilities vehicles are additional or up for replacement and are included in the 2026 Budget.

Vehicle	Replacement or Additional	Division
Explorer	Replacement	Facilities
F-150	Replacement	Utilities
F-150	Additional	Utilities
F-350	Additional	Parks
F-250	Additional	Parks
F-350	Replacement	Parks
F-350	Replacement	Streets

\$429,000 was budgeted for the purchase/replacement of these vehicles. The total price for all of these vehicles utilizing the Colorado State Bid is \$345,190. The Parks F-350 and the Streets F-350 will get different bodies put on them locally with the expected cost being \$35,000. Purchasing from Sill-TerHar Motors and upfitting locally puts this purchase \$48,810 under budget.

7. Utilities/Waste Water F-450

The Fleet Division is replacing a Waste Water Treatment Plant F-250. This pickup is being upgraded to a F-550 and upfitted with a special removable dump body to haul off large solids and grit. This special upfitting cannot be done on the Western Slope. This dealer in Utah is willing to match the Colorado State bid and make sure we get this truck as a turn key unit.

Vendor/Location	Equipment	Price
Performance Ford – Woods Crossing, UT	F-550	\$116,949

The 2026 Fleet and Waste Water budget combined, included \$93,000 for this purchase. This purchase comes in \$23,949 over budget. Waste Water is expecting savings in multiple areas that will easily cover this shortfall.

Net Financial Impact

Vehicles/equipment that are being replaced are budgeted in the Fleet Fund and additional vehicles/equipment to the Fleet are budgeted in the divisions' budgets that will utilize the vehicles/equipment. The chart below shows the overall budget impact for these purchases. The overall purchases for fleet and division budgets are under the overall budgeted amount by \$222,187.08

Budget Impact

Equipment type	Purchase Price	Budget Price
Backhoe	\$143,969.97	\$170,000
Heavy Duty Equipment Trailer	\$49,396.45	\$58,000
Asphalt Rollers	\$213,889	\$333,500
BCGC Groomer and Knife Grinder	\$36,918.50	\$35,000
Patrol Cars	\$491,500	\$501,500
Ford Vehicles	\$345,190	\$429,000
Ford F-450	\$116,949	\$93,000
Total	\$1,397,812.92	\$1,620,000
Overall, budget savings	\$222,187.08	

AMENDED RESOLUTION NO. 2025-18

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

WHEREAS, the City of Montrose has established a Fee Schedule to be part of the City of Montrose Regulations Manual for the efficient administration of applications, permits, licenses, and services; and

WHEREAS, the City Council has determined that some fees specific to business operations are insufficient to cover City expenses associated with the processing of applications, licenses, and permits and providing services; and

WHEREAS, updates to the fee schedule are necessary; and

WHEREAS, the purpose of such amendment to the fee schedule is to fully update all fees within the schedule; and

WHEREAS, the City Council has determined that the following changes are in furtherance of the public health, safety and welfare.

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

- Chapters 3-1-1, 3-1-2 and 3-1-3 of the City's Regulations Manual are hereby repealed effective January 1, 2026.
- The Fee Schedule attached as Exhibit A is hereby adopted and is effective January 1, 2026.

ADOPTED this 20th day of January, 2026, by the Montrose City Council.

CITY OF MONTROSE, COLORADO

BY: _____
Dave Frank, Mayor

ATTEST

Lisa DelPiccolo, City Clerk

AMENDED RESOLUTION NO. 2025-18

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

WHEREAS, the City of Montrose has established a Fee Schedule to be part of the City of Montrose Regulations Manual for the efficient administration of applications, permits, licenses, and services; and

WHEREAS, the City Council has determined that some fees specific to business operations are insufficient to cover City expenses associated with the processing of applications, licenses, and permits and providing services; and

WHEREAS, updates to the fee schedule are necessary; and

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WHEREAS, the City Council has determined that the following changes are in furtherance of the public health, safety and welfare.

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

- Chapters 3-1-1, 3-1-2 and 3-1-3 of the City's Regulations Manual are hereby repealed effective January 1, 2026.
- The Fee Schedule attached as Exhibit A is hereby adopted and is effective January 1, 2026.

ADOPTED this 204th day of JanuaryNovember, 20265, by the Montrose City Council.

CITY OF MONTROSE, COLORADO

BY: _____
Dave Frank, Mayor

ATTEST

Lisa DelPiccolo, City Clerk

Sec. 3-1-3. Fee schedule for water, sewer and trash.

(A) Water Rates and Fees.

Maintenance to the City's facilities as a convenience to the customer			\$25.00 minimum fee
"REDO" Overlay Zone water distribution tap fee for accessory dwelling units			\$330.00
Water Connection Fees			
Tap Size	Tap Fee	Capacity Fee	Combined Total
¾"	\$945.00	\$2,357.00	\$3,302.00
1"	\$1,257.00	\$3,927.00	\$5,184.00
1 ½"	\$1,571.00	\$7,853.00	\$9,424.00
2"	\$2,357.00	\$12,564.00	\$14,921.00
3"	\$3,140.00	\$23,557.00	\$26,697.00
4"	\$4,241.00	\$47,115.00	\$51,356.00
6"	\$7853.00	\$83,234.00	\$91,087.00
Connection Charges Per Unit or a Private Fire System			\$1,100.00
Private Water Distribution Additional Unit Charge			\$1,100.00
Monthly Water Rates—Residential Base Charge			\$22.65
Monthly Water Rates—Residential Per 1,000 gallons of usage			\$5.52
Monthly Water Rates - Residential- Outside City Limit Base Charge			\$33.98
Monthly Water Rates - Residential - Outside City Limit Per 1,000 gallons of usage			\$8.16
Monthly Water Rates - Nonresidential			
Nonresidential 5/8" Meter			\$40.02
Nonresidential 3/4" Meter			\$52.99
Nonresidential 1" Meter			\$81.11
Nonresidential 1 1/2" Meter			\$151.41
Nonresidential 2" Meter			\$287.68
Nonresidential 3" Meter			\$669.45
Nonresidential 4" Meter			\$1,041.48
Nonresidential per 1,000 Gallons			\$3.86
Water Company per 1,000 Gallons			\$5.55
Monthly Landscape Meter – Inside City Limits Base Charge			\$21.63 \$22.65
Landscape Meter – Inside City Limits Per 1,000 Gallons			\$5.52
Monthly Landscape Meter – Outside City Limits Base Charge			\$33.98
Landscape Meter – Outside City Limits Per 1,000 Gallons			\$8.16
Private Fire System Connection			\$1,100
Monthly Private fire system			\$21.63
Hydrant meter deposit			\$500.00
Hydrant meter monthly base charge			\$669.45
Hydrant meter usage charge per 1,000 gallons			\$3.86
Monthly Water Rates – Nonresidential – Outside City Limits			
Nonresidential 5/8" Meter			\$60.02
Nonresidential ¾" Meter			\$79.49

Nonresidential 1" Meter	\$121.67
Nonresidential 1 ½" Meter	\$227.12
Nonresidential 2" Meter	\$431.52
Nonresidential 3" Meter	\$1,004.17
Nonresidential 4" Meter	\$1,562.23
Nonresidential per 1,000 Gallons Outside City Limits	\$5.67

(B) *Sanitary Sewer Rates and Fees.*

Sanitary Sewer Connection Fees			
Tap Size	Tap Fee	Capacity Fee	Combined Total
⅝" Meter	\$410.00	\$5,766.00	\$6,176.00
¾" Meter	\$410.00	\$8,744.00	\$9,154.00
1" Meter	\$410.00	\$14,508.00	\$14,918.00
1 ½" Meter	\$410.00	\$28,832.00	\$29,242.00
2" Meter	\$410.00	\$46,132.00	\$46,542.00
3" Meter	\$410.00	\$86,498.00	\$86,908.00
4" Meter	\$410.00	\$172,996.00	\$173,406.00
6" Meter	\$410.00	\$360,501.00	\$360,911.00
8" Meter	\$410.00	\$518,989.00	\$519,399.00
Sanitary Sewer Charges Per Unit		\$4,093.00	
Sanitary Sewer Monthly Charges		\$33.13	
Base Charge - Residential			
Sanitary Sewer Monthly Charges Base Charge - Nonresidential		\$24.99	
Sanitary Sewer - Volume Charge per 1,000 Gallons		\$3.17	
Sanitary Sewer - Extra Strength Charge per 1,000 Gallons			
Rate Code 901 - Car Wash		\$1.20	
Rate Code 902 - Living Center		\$1.67	
Rate Code 903 - Salon		\$2.37	
Rate Code 904 - Fast Food Restaurant		\$3.06	
Rate Code 905 - Restaurant		\$3.54	
Rate Code 906 - Bar		\$4.49	
Rate Code 907 - Restaurant w/Alcohol		\$5.92	
Site-Specific BOD Surcharge Formula		0.005921 x Avg BOD Concentration (in mg/L) - \$1.19	
E-One Pump Maintenance		\$7.32 per month	

(C) *Trash and Recycling Rates and Fees.*

Residential Customers 1 90-Gallon Container, 1 Pickup per Week	\$31.61
Commercial/Multi-Family Customers	\$.0481 per gallon
Recycling - Vehicle Tires	\$4.50 each
Recycling - Large Tires	\$9.00 each
Recycling - Monitor/TV with Glass Screen	\$30.00 each
Recycling - Fluorescent Light Bulb, Intact, Any Length and CFLs	No cost for City of Montrose residential trash customers. \$1.00/bulb for all others

Fall Cleanup leaf bags per four bag bundle	\$2.00
Return trip or Additional Pick Up for Trash or Recycle 90-Gallon Can	\$35.00

(Res. No. 2021-23, exh. A, 11-2-2021; Res. No. 2022-14, exh. A, 11-1-2022; Res. No. 2023-21, exh. A, 11-7-2023;
Res. No. 2024-19, 11-5-2024; Res. No. 2025-18, 11-02-2025)