MONTROSE CITY COUNCIL

January 6, 2026

A regular meeting of the Montrose City Council was held on Tuesday, January 6, 2026, 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, Katie Jakino, Robin Kittell, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Blaine Hall, Tim Cox, David Bries, Heather Watson, Dawn Dovey, Leeanne Whittaker, Matt Magliaro, Jace Hochwalt, Gunnison Clamp, William Reis, Scott Murphy, Hyrum Webb, Tyler Good, Greg Stunder, Kathryn Riley, William Woody

GUESTS

Melanie Hall, Sam Aster, Michael Badagliacco, Kyle Thomas, Beth McCorkle, Kris Schledewitz, Krista Drake, Ethel Brown, Becky Pendergrass

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 PRESENTATION

Mayor Dave Frank presented a You Make a Difference award to Melanie Hall with Illuminate Business Services.

CALL FOR PUBLIC COMMENT

Becky Pendergrass, Krista Drake, and Beth McCorkle spoke in support of the City's handling of code violations resulting from the Montrose United Methodist Church allowing camping on its premises. All three supported a community approach to assisting the unhoused population.

APPROVAL OF MINUTES

City Council considered the minutes of the December 2, 2025, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve the minutes of the December 2, 2025, regular City Council meeting as presented. All voted yes. Motion passed.

DESIGNATION OF OFFICIAL POSTING LOCATION

City Council considered the designation of the City of Montrose website as the official posting location for meeting notices with the exterior bulletin board at City Hall as a secondary location for use in exigent or emergency circumstances.

A motion was made by Doug Glaspell seconded by Judy Ann Files, to designate the City of Montrose website as the official posting location for meeting notices with the exterior bulletin board at City Hall as a secondary location for use in exigent or emergency circumstances. All voted yes. Motion passed.

MEETING SCHEDULE CHANGE

City Council considered the rescheduling of the April 7, 2026, regular City Council meeting to Monday, April 6, 2026, at 6:00 p.m. in the City Council Chambers.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to reschedule the April 7, 2026, regular City Council meeting to Monday, April 6, 2026, at 6:00 p.m. in the City Council Chambers. All voted yes. Motion passed.

HISTORIC PRESERVATION COMMISSION APPOINTMENTS

City Council considered applicants Jeremy Omvig and Kelly Dyer for vacant positions on the City of Montrose Historic Preservation Commission for terms that expire on October 16, 2028.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to re-appoint Jeremy Omvig as a full voting member of the Historic Preservation Commission and to appoint Kelly Dyer as an alternate member of the Historic Preservation Commission for terms that expire on October 16, 2028. All voted yes. Motion passed.

ORDINANCE 2702 – FIRST READING

City Council considered Ordinance 2702 on first reading, an Ordinance of the City of Montrose, Colorado, acting by and through its sewer utility enterprise, authorizing the issuance of utility revenue bonds to finance Wastewater Treatment Plant improvements; establishing covenants in connection with the financing and providing for the payment of the bonds from Sewer Fund revenues; and approving other matters in connection with the financing. A hearing was held.

Utilities Director David Bries provided an overview of three separate projects that will be funded with the utility bond revenues. Wastewater Treatment Plant mechanical systems that are over 40 years old will receive upgrades and improvements will be made to meet regulatory requirements; sanitary sewer interceptor improvements are planned for the northeast portion of town; and the sewer portion of the new public works facility will be installed.

Kyle Thomas with DA Davidson reported that the goal is to provide $40 million in revenues to the Sewer Fund which operates as an enterprise. Mr. Thomas said the annual debt service is structured with two years of interest only payments to allow completion of the project. The first principal payment is scheduled for December 2028, and annual payments will total approximately $2.5 million.

Mr. Thomas reviewed the schedule for issuing the bonds and said a closing is scheduled for March 18, 2026.

Mr. Thomas said the City Council previously approved a reimbursement resolution which allows the city to begin the project early with reimbursement from the bond revenues if desired. Mr. Thomas reviewed covenants within the bond ordinance.

Mr. Bries stated that the project should accommodate growth within the city for the next 30 years, though regulatory requirements could change.

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 2702 on first reading as presented. All voted yes. Motion passed.

RIO GRANDE/EAST OAK GROVE ROUNDABOUT AND PHASE I RIO GRANDE EXTENSION EXPENSE AUTHORIZATION

City Council considered $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 $131,600.00, up to $45,000.00 in direct expenditures for site revegetation, and up to $55,000.00 in expenditures to Delta-Montrose Electric Association for the installation of street luminaires.

City Engineer Scott Murphy provided an overview of the project which includes the first phase of the extension of Rio Grande Avenue to the River Landing development. Mr. Murphy said the extension of Rio Grande is in line with the Comprehensive Plan and capital plans and the necessary right of way has been secured. The extension of Rio Grande and installation of the roundabout at E. Oak Grove will accommodate recreation trails and the new public works facility and includes pedestrian improvements on E. Oak Grove.

Mr. Murphy said the construction of the three-legged roundabout will include closures of Rio Grande, and the existing trail head area will be relocated to a safer location further to the south.

Mr. Murphy reviewed the bid process and stated that seven bids were received. Mr. Murphy recommended awarding a contract to Earthworx which submitted the low bid. The expense authorization also includes a construction state out contract with Del-Mont Consultants, site revegetation by city crews; and street lighting that will be purchased by the city and operated by DMEA. Mr. Murphy stated that $5.55 million was budgeted for the project.

Mr. Murphy said that the project is set to begin immediately and includes 45 road closure days.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve $3,927,970.59 in expenditures for construction of the Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Construction Project as presented. All voted yes. Motion passed.

2026 ANNUAL ANNEXATION REPORT AND 3-MILE PLAN

City Council considered the 2026 Annual Annexation Report and 3-Mile Plan.

Senior Planner William Reis reviewed the statutory requirement for approval of a 3-Mile Plan annually before any annexations can occur. Mr. Reis stated that two annexations were completed in 2025, Waterfall Canyon Pond Addition and Waterfall Canyon West Addition.

Mr. Reis stated that the City prioritizes annexation requests from private land owners, especially enclaves, properties that can be served by city utilities, and properties along the highway corridor. Mr. Reis reviewed eligible enclaves, growth areas, utility infrastructure, transportation plans and the parks master plan.

Public comment was accepted. No comments were received.

A motion was made by Ed Ulibarri, seconded by Doug Glaspell, to approve the 2026 Annual Annexation Report and 3-Mile Plan as presented. All voted yes. Motion passed.

ORDINANCE 2700 – SECOND READING

City Council considered Ordinance 2700 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Haynes Addition.

Senior Planner William Reis reviewed the annexation schedule and location of the 0.59 acre parcel. Mr. Reis stated that the property is located within the City's Urban Growth Boundary and within city of Montrose water and sewer service areas.

Mr. Reis said the annexation request is the result of a boundary line adjustment between city and county properties. The applicant is requesting a zoning designation of R-6, Medium Density/Manufactured Housing District, which matches the remainder of the parcel. The intent of the R-6 zoning designation was reviews.

Mr. Reis recommended approval of Ordinance 2700 and Ordinance 2701 stating that the parcel meets contiguity requirements. An annexation agreement is required, and an annexation impact report is not required.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Ordinance 2700 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2701 – SECOND READING

City Council considered Ordinance 2701 on second 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.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Ordinance 2701 on second reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report

Sales Tax Manager Leeanne Whittaker provided a sales, use, and excise tax report for the month of October, 2025. Ms. Whittaker reported that total sales and use tax collections for the General Fund were up 1.3 percent as compared to October of 2024, with a positive budget variance of 0.2 percent. Year-to-date collections were up 21 percent with a positive budget variance of 0.8 percent.

Visitor Center Announcements

Guest Services Assistant Gunnison Clamp announced that the Montrose Visitor Center is participating in the State of Colorado 250/150 Celebratory Passport Program. Mr. Clamp said that anyone can participate by signing up for a mobile passport and earning rewards based on location check-ins. Mr. Clamp also announced that the Visitor Center received acceptance into the State's regional tourism partnership program which will allow better access to tourism resources.

YOUTH CITY COUNCIL REPORT

Katie Jakino reported that the Youth City Council is working on planning the second annual Nonprofit Showcase that will be held at the Montrose Pavilion in March. The date of the Showcase will be announced soon.

Robin Kittell reported that the Youth City Council is also working on a proclamation that will be presented at an upcoming City Council meeting.

CITY COUNCIL COMMENTS

No City Council comments were made.

ADJOURNMENT

The meeting adjourned at 7:03 p.m. with no further action taken.

ATTEST:

Dave Frank, Mayor

Lisa DelPiccolo, City Clerk