REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, February 3, 2026 - 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) Youth City Council Proclamation - Gun Violence Awareness

6) **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.

**Please note that the times listed are estimates only. Actual times may vary depending upon discussion and public comment received.*

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.

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

City Council consideration of the minutes of the January 20, 2026, special City Council meeting and the January 20, 2026, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the January 20, 2026, special City Council meeting and the January 20, 2026, regular City Council meeting as presented.

8) **2026 VEHICLE AND EQUIPMENT PURCHASE AUTHORIZATION** (15 minutes)

City Council consideration of the authorization of vehicle and equipment purchases in the total amount of $1,397,812.92. *Staff: Public Works Director Jim Scheid, Fleet Division Superintendent Shane Brandt*

Action: Accept public comment. Consider making a motion to authorize vehicle and equipment purchases in the total amount of $1,397,812.92 as presented.

9) **SUNSHINE PEAK APARTMENT ACQUISITION COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMMATIC CLOSEOUT HEARING** (10 minutes)

A public hearing will be held in accordance with the post-award requirements of the Community Development Block Grant program for application #32869 specific to the acquisition of the Sunshine Peaks Apartment facility by the Montrose County Housing Authority. *Staff: Community Development Director Jace Hochwalt*

Action: Hold a hearing. A vote is not required.

10) **VOLUNTEERS OF AMERICA RENDEZVOUS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMMATIC CLOSEOUT HEARING** (10 minutes)

A public hearing will be held in accordance with the post-award requirements of the Community Development Block Grant program for application #31359 specific to the Volunteers of America Rendezvous facility acquisition. *Staff: Community Development Director Jace Hochwalt*

Action: Hold a hearing. A vote is not required.

11) **RENFROW BOUNDARY LINE ADJUSTMENT VACATION OF EASEMENTS** (10 minutes)

City Council consideration of the vacation of easements as shown on the Renfrow Boundary Line Adjustment. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the vacation of easements as shown on the Renfrow Boundary Line Adjustment.

12) **STAFF REPORTS**

13) **YOUTH CITY COUNCIL REPORT**

14) **CITY COUNCIL COMMENTS**

15) **MOTION TO ADJOURN**

PROCLAMATION

Gun Violence Awareness - February 2026

WHEREAS, Gun violence is a threat to public safety, and public health, that impacts communities across our nation; and

WHEREAS, Approximately 46 individuals in America were killed by gun-related violence each day in 2024, that caused devastation to families and communities across our nation; and

WHEREAS, Gun violence is not limited to the firing of a weapon with intent to harm but also includes accidental harm done to self or others through the mishandling of a firearm; Accidental Shooting Statistics (1979-2024) finds an average of 114 unintentional gun deaths annually among children and adolescents; and

WHEREAS, We should strive to reduce the amounts of gun violence throughout our community, through education of proper firearm use, and responsible action; and

WHEREAS, Law enforcement officers do their duty to protect their community, and are exposed to gun violence both as a victim of gun violence and suffer the secondary trauma effects of investigating gun crimes in protecting and serving their communities; and

WHEREAS, Every person should be able to live in a safe community unafraid and free from the threat of gun violence;

NOW, THEREFORE, we, the Montrose Youth City Council, do hereby proclaim the month of February 2026, as

Gun Violence Awareness Month

in the City of Montrose and encourage the support and participation of families, neighbors, and community leaders in education, awareness, and responsible action to reduce gun violence.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Montrose, this 3rd day of February 2026.

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Jordyn Simo, Youth City Council Mayor
City of Montrose

MONTROSE CITY COUNCIL
January 19, 2026

A special meeting of the Montrose City Council was held on Monday, January 19, 2026, at 12:00 p.m., or immediately following the City Council work session, in the City Council Chambers located in 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, J. David Reed, Ed Ulibarri, Bill Bell, Chris Dowsey, Matt Magliaro, Greg Stunder, Larry Witte, Lisa DelPiccolo

ABSENT

Doug Glaspell

CALL TO ORDER

Mayor Dave Frank called the special meeting to order at 10:59 a.m.

EXECUTIVE SESSION

At 10:59 a.m., a motion was made by Judy Ann Files, seconded by Ed Ulibarri, to enter into an executive session for a conference with the City Attorney's Office for the purpose of receiving legal advice pursuant to C.R.S. Section 24-6-402(4)(b); and the following additional details are provided for identification purposes: All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 11:39 a.m.

At 11:40 a.m. the meeting adjourned with no further action taken.

ATTEST:

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Dave Frank, Mayor

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Lisa DelPiccolo, City Clerk

MONTROSE CITY COUNCIL

January 20, 2026

A regular meeting of the Montrose City Council was held on Tuesday, January 20, 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, J. David Reed, Ed Ulibarri, Graysen Vidmar, Bill Bell, Chris Dowsey, Greg Story, Lisa DelPiccolo, David Bries, Hyrum Webb, Shani Wittenberg, Joe Wittenberg, Gunnison Clamp, Jace Hochwalt, William Reis, Larry Witte, Eric Gerstenberger, Matt Magliaro, Greg Stunder, Leif Betancourt-Ege

ABSENT

Doug Glaspell

GUESTS

Michael Badagliacco, John Brown, Steve Metheny, Adam Woodden, Ty Jennings, Rachel Betancourt-Ege

CALL TO ORDER

Mayor Dave Frank called the meeting to order at 6:02 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 Steve Metheny, director of the Colorado Mesa University Montrose Campus.

CALL FOR PUBLIC COMMENT

John Brown spoke in support of a non-sanctuary city declaration by City Council.

APPROVAL OF MINUTES

City Council considered the minutes of the January 6, 2026, regular City Council meeting.

A motion was made by Ed Ulibarri, seconded by Judy Ann Files, to approve the minutes of the January 6, 2026, regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2702 – SECOND READING

City Council considered Ordinance 2702 on second 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 reported that Ordinance 2702 authorizes the issuance of bonds that would be used to fund three separate projects: Wastewater Treatment Plant improvements for a total of $31 million; the East Montrose Sewer Interceptor Project at $6.5 million; and the sewer portion of the new Public Works facility at $2.5 million. Mr. Bries reviewed the bond issuance schedule and said bond proceeds are estimated to be available on March 18. Mr. Bries said the meeting packet includes utility rate comparisons with comparable communities in the area and show that the rates for the City of Montrose are currently lower than most.

City Manager Bill Bell reported that the Sewer Fund is an enterprise fund with an established fee system, and the City is allowed to issue debt based on future anticipated revenues. Mr. Bell said that fee Increases in 2026 and 2027 are necessary to pay debt service on the bonds. Mr. Bell said that utility bonds are tied to the users of the system while general obligation bonds are tied to taxes. Mr. Bell said that even with the bond issuance, the City of Montrose has less debt than Colorado communities of similar size because expired debt was replaced with new debt to fund large capital infrastructure projects. Mr. Bell also stated that the Wastewater Treatment Plant must meet state and federal standards that are outside of the City's control.

Public comment was accepted.

Adam Woodden asked if water and sewer rates were increased beyond the rate of inflation to fund the bonds. Mayor Dave Frank stated that water and sewer fees increase each year to cover expenses. City Manager Bill Bell stated that water fee increases are related to the Project 7 increase which is passed through to customers.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to adopt Ordinance 2702 on second reading as presented. All voted yes. Motion passed.

WASTEWATER TREATMENT PLANT CONTRACT AMENDMENT

City Council considered Contract Amendment No. 2 with Burns & McDonnell/Moltz in the amount of $31,158,728.00 authorizing construction of improvements at the Wastewater Treatment Plant.

Utilities Director David Bries stated that this contract amendment authorizes construction of the Wastewater Treatment Plant improvements. Mr. Bries said that City Council adopted a resolution in December authorizing reimbursement from the bond revenues if project construction begins before the bonds are issued.

Wastewater Treatment Plant Superintendent Hyrum Webb presented planned improvements for the Wastewater Treatment Plant. The scope of the project includes replacement of the ultraviolet light disinfection system, rotor and aerator replacement, replacement of an emergency generator, influent lift station improvements, dewatering building updates, and implementation of an anaerobic basin for biological phosphorus removal.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to approve Contract Amendment No. 2 with Burns & McDonnell/Moltz in the amount of $31,158,728.00 authorizing construction of improvements at the Wastewater Treatment Plant as presented. All voted yes. Motion passed.

SUNSET MESA TANK INTERIOR COATING REPAIR CONTRACT

City Council considered a contract award to WBS Coatings in the amount of $500,000.00 to recoat the interior of the Sunset Mesa Tank.

Utilities Director David Bries reported that the Sunset Mesa standpipe tank was built three years ago and included an interior coating to protect against corrosion. An inspection in 2024 identified coating failures, specifically around the floor of the tank. A subsequent inspection in 2025 found more corrosion on the floor and in the welded joints.

Mr. Bries stated that WBS Coatings of Grand Junction inspected the tank and recommended sandblasting the interior of the tank with a robotic sandblaster and recoating. The proposed cost includes a 10-year warranty on material and a 2-year warranty on workmanship. Mr. Bries said defects on workmanship will show up within 2 years, and the manufacturer offers a 10-year warranty on the material. Mr. Bries said that Ridgway Valley Enterprises, general contractor for construction of the tank, offered a payment of $25,000.00 to offset the cost of recoating.

Public comment was accepted.

Michael Badagliacco questioned why the original contractor did not take responsibility for the coating failure. Mr. Bries stated that a 2-year maintenance bond was in place for the project. At the one year inspection, identified problems were repaired. The problems found later were outside of the warranty period.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to award a contract to WBS Coatings in the amount of $500,000.00 to recoat the interior of the Sunset Mesa Tank as presented. All voted yes. Motion passed.

RESOLUTION 2026-01

City Council considered Resolution 2026-01, a Resolution of the City of Montrose approving a minor modification of the Urban Renewal Plan for the Colorado Outdoors Urban Renewal Project.

City Manager Bill Bell reported that the meeting packet includes full legal descriptions and a summary of the proposed minor modification to the boundaries of Project area 1 for the Urban Renewal Authority. Mr. Bell stated that the modification adds a total of 1.86 acres, or 1.13 percent of the overall acreage, to the 164-acre Colorado Outdoors plan. Mr. Bell said that due to the small amount of acreage being added, a decision by City Council is the only requirement. Approval of the MURA Board is not required, but the modification was discussed with the Board.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to adopt Resolution 2026-01 as presented. All voted yes. Motion passed.

AMENDED RESOLUTION 2025-18

City Council considered Amended Resolution 2025-18, amending the landscape meter water rates and the fire system connection fee on the 2026 fee schedule.

Finance Director Shani Wittenberg reported that following adoption of the 2026 fee schedule on November 4, 2025, it was discovered that clarifications were needed to help the public and staff moving forward. Ms. Wittenberg reviewed the proposed changes to the utility fee section of the 2026 fee schedule specific to landscape meter water rates and fire system connection fees.

Public comment was accepted. No comments were received.

A motion was made by Ed Ulibarri, seconded by Judy Ann Files, to adopt Amended Resolution 2025-18 as presented.

RESOLUTION 2026-02

City Council considered Resolution 2026-02 authorizing the filing of a United States Environmental Protection Agency Brownfield Cleanup Grant Application in the amount of up to $4,000,000.

Community Development Director Jace Hochwalt reported that if successful, the grant would fund clean-up of the Bullock Power Plant site. Mr. Hochwalt stated that a presentation was provided at the January 5 work session, and this meeting acts as the public meeting for the submittal of the grant.

Mr. Hochwalt reviewed the project details and background. The Bullock Power Plant was a coal-fired plant from 1952 to 1982 and briefly converted to natural gas power before being placed on standby. The City of Montrose acquired the property in 2021 through a cooperative agreement with DMEA.

Mr. Hochwalt reported that EPA funded site assessments were completed in 2014 and 2017. Both assessments identified environmental hazards, and the City subsequently secured the site and the structure. In 2024, CDPHE funded additional assessments to better define remediation. The primary hazards include asbestos, polychlorinated biphenyls (PCBs), and coal fly ash. The draft Analysis of Brownfield Cleanup Alternatives (ABCA) estimates remediation costs at $3.1 million, and no impacts to groundwater or the river were identified. Mr. Hochwalt said that the grant would support qualified contractors and environmental professionals working with the City, CDPHE, and the EPA to finalize and implement remediation potentially as early as fall of 2026.

Mr. Hochwalt said the City has applied for this highly competitive grant twice without success. For this application, Partners Environmental is assisting with the ABCA, and HDR Consulting is assisting with the grant application. The grant deadline is January 28. Mr. Hochwalt stated that the maximum grant award is $4 million and the current project cost is estimated at $3.1 million. Mr. Hochwalt said $4 million is the requested amount until the cost can be further refined. There is no local match requirement.

Public comment was accepted. No comments were received.

A motion was made by Ed Ulibarri, seconded by Judy Ann Files, to adopt Resolution 2026-02 as presented. All voted yes. Motion passed.

RESOLUTION 2026-03

City Council considered Resolution 2026-03 authorizing the filing of a Colorado Department of Local Affairs Rural Economic Development Initiative grant application in partnership with the Mexican American Development Association in the amount of up to $150,000.

City Councilor Ed Ulibarri recused himself from this agenda item because he serves on the MADA Board of Directors. Mr. Ulibarri left the City Council Chambers at 6:55 p.m.

Community Development Director Jace Hochwalt reported that this REDI grant would support the interior build out for the newly acquired MADA property at 25 and 27 N. Cascade Ave and said that the City recently supported the project by assisting with the cost of asbestos mitigation.

Mr. Hochwalt gave an overview of the REDI grant program and the project which aligns with the City's economic development goals for strengthening and revitalizing the downtown. Mr. Hochwalt said the application would be submitted in partnership with MADA, and MADA is a qualifying partner. Mr. Hochwalt said the grant funding would be used for utility upgrades, energy efficiencies, a full commercial kitchen with three stations, a bar and restaurant build out, and exterior improvements. The overall project cost is estimated at slightly over $2 million. The application is for the maximum grant amount of $150,000.00. The City will act as a pass-through with no funding contributed.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Dave Frank, to adopt Resolution 2026-03 as presented. All voted yes. Motion passed.

Mr. Ulibarri rejoined the meeting at 7:00 p.m.

THE BRIDGES AT BLACK CANYON FILING NO. 10 FINAL PLAT

City Council considered The Bridges at Black Canyon Filing No. 10 Final Plat to create 12 residential lots and associated easements and rights-of-way.

Senior Planner William Reis reviewed the location of the 5.45 acre site on a new road off of Stone Bridge Drive. Mr. Reis stated that the property is zoned R-3, Medium Density District and is within The Bridges at Black Canyon Amended Preliminary Plat which was approved on May 2, 2023.

Mr. Reis reviewed final plat requirements and said that this final plat would dedicate a new road and create 12 new residential lots within the R-3 zoning.

Mr. Reis recommended approval with the standard condition stating that the Final Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the R-3 zoning district.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to approve The Bridges at Black Canyon Filing No. 10 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 present voted yes. Motion passed.

PAINTED WALL SUBDIVISION FILING NO. 1 FINAL PLAT

City Council considered The Painted Wall Subdivision Filing No. 1 Final Plat to create 2 residential lots and associated easements.

Senior Planner William Reis reviewed the location of the 3.32 acre site adjacent to Odelle Road and Painted Wall lane and stated that the Final Flat would create 2 residential lots and reserve an outlot for future development. Mr. Reis said the property is zoned R-3A, Medium High Density District and is part of the Painted Wall Subdivision Preliminary Plat approved on January 3, 2023.

Mr. Reis recommended approval with the standard condition stating that the Final Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the R-3A zoning district.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to approve the Painted Wall Subdivision Filing No. 1 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

Sales, Use, and Excise Tax Report

Finance Director Shani Wittenberg provided a sales, use, and excise tax report for the month of November, 2025. Ms. Wittenberg reported that total sales and use tax collections for the General Fund were down 2.5 percent as compared to November of 2024 with a negative budget variance of 4.0 percent. Year-to-date collections were up 1.7 percent with a positive budget variance of 0.4 percent.

YOUTH CITY COUNCIL REPORT

Graysen Vidmar reported that the City of Montrose Youth City Council will have a table at the annual State of the City event on February 23 with interactive activities. Mr. Vidmar stated that the annual nonprofit show case is in the planning stages and a proclamation will be presented at the February 3 City Council meeting.

CITY COUNCIL COMMENTS

Mayor Dave Frank reported that he had the honor of speaking at the annual Martin Luther King Jr. Day celebration on January 19.

ADJOURNMENT

The meeting adjourned at 7:14 p.m. with no further action taken.

ATTEST:

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Dave Frank, Mayor

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Lisa DelPiccolo, City Clerk

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	

CITY OF MONTROSE
Community Development

MEMO

TO: City Council

FROM: Jace Hochwalt, Community Development Director

DATE: February 3, 2026

RE: Project Closeout Hearing for Sunshine Peak Apartments CDBG Grant

Purpose

The Purpose of this hearing is to gather citizen input on the completion of a federally-funded Community Development Block Grant (CDBG) project for the Sunshine Peak Apartment acquisition project for the Montrose County Housing Authority, located at 748 Cedar Creek Avenue, Montrose, CO 81401.

Background

In 2023, the Montrose County Housing Authority (MCHA) identified the potential sale of Sunshine Peak Apartments as a risk to the long-term preservation of affordable housing within the community. To prevent the loss of this 49-unit property as an affordable housing asset, MCHA sought to acquire the Sunshine Peak Apartments from Sunshine Peak Apartment Homes, LLC.

In June 2024, the City of Montrose was awarded $2,400,000 in Community Development Block Grant (CDBG) funds, administered by the U.S. Department of Housing and Urban Development (HUD), to support the acquisition of the property. The City served as a pass-through entity for the grant funds on behalf of MCHA, enabling the Housing Authority to complete the acquisition and ensure continued affordability of the units.

The CDBG program provides funding to local governments to address a broad range of community development priorities, including the preservation of affordable housing. Leveraging this funding allowed the City to support MCHA's mission while minimizing local financial impact, as no local match was required for this grant. Through acquisition of the Sunshine Peak Apartments, MCHA is now positioned to maintain long-term affordability, oversee property management and maintenance, and protect this critical housing resource for low- and moderate-income residents.

The acquisition has been successfully completed, and all CDBG-funded activities are substantially complete. In accordance with HUD CDBG program requirements, the City must conduct a closeout public hearing to provide an opportunity for public comment on the use of the funds and the outcomes of the project. Completion of this hearing will allow the City to formally close out the grant in compliance with federal and state guidelines.

Conclusion

The City has recognized the opportunity to support the community through the CDBG program. From its local non-profits in their capital projects to supporting the preservation or development of affordable housing, the City is leveraging its unique position to obtain outside money to infuse into these efforts. There is no action taken by the City Council regarding this item. It is meant to serve as a public hearing to obtain citizen input prior to the project closeout. The grant application and records are on file at City Hall, 400 E Main St, Montrose CO 81401 during regular business hours.

CITY OF MONTROSE
Community Development

MEMO

TO: City Council
FROM: Jace Hochwalt, Community Development Director
DATE: February 3, 2026
RE: Project Closeout Hearing for Volunteers of America Rendezvous CDBG Grant

Purpose

The Purpose of this hearing is to gather citizen input on the completion of a federally-funded Community Development Block Grant (CDBG) project for the Volunteers of America Rendezvous project, located at 2366 Robbins Way, Montrose, CO 81401.

Background

In September 2024, the City of Montrose was awarded a $2,600,000 Community Development Block Grant (CDBG) to support the acquisition of a 30-unit building for the development and preservation of affordable rental housing for seniors in Montrose. The property, formerly known as the Pavilion Gardens Apartments, is owned by Volunteers of America (VOA) and, due to its age, required rehabilitation. As part of a broader effort to preserve and expand senior housing, VOA has rehabilitated the existing building and developed additional senior housing on adjacent land, leveraging 4% State Low-Income Housing Tax Credits to support the project.

The acquisition has been completed and renovations have been finalized. In accordance with CDBG program requirements, administered by the State of Colorado on behalf of the U.S. Department of Housing and Urban Development (HUD), the City of Montrose is required to hold a closeout public hearing to receive and consider public comments regarding the project. The City serves as a pass-through entity for these funds, with no required local match, supporting VOA's efforts to preserve and expand affordable senior housing options for the community.

Conclusion

The City has recognized the opportunity to support the community through the CDBG program. From its local non-profits in their capital projects to supporting the preservation or development of affordable housing, the City is leveraging its unique position to obtain outside money to infuse into these efforts. There is no action taken by the City Council regarding this item. It is meant to serve as a public hearing to obtain citizen input prior to the project closeout. The grant application and records are on file at City Hall, 400 E Main St, Montrose CO 81401 during regular business hours.

CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: February 3, 2026
RE: Vacation of Easements on Renfrow Boundary Line Adjustment

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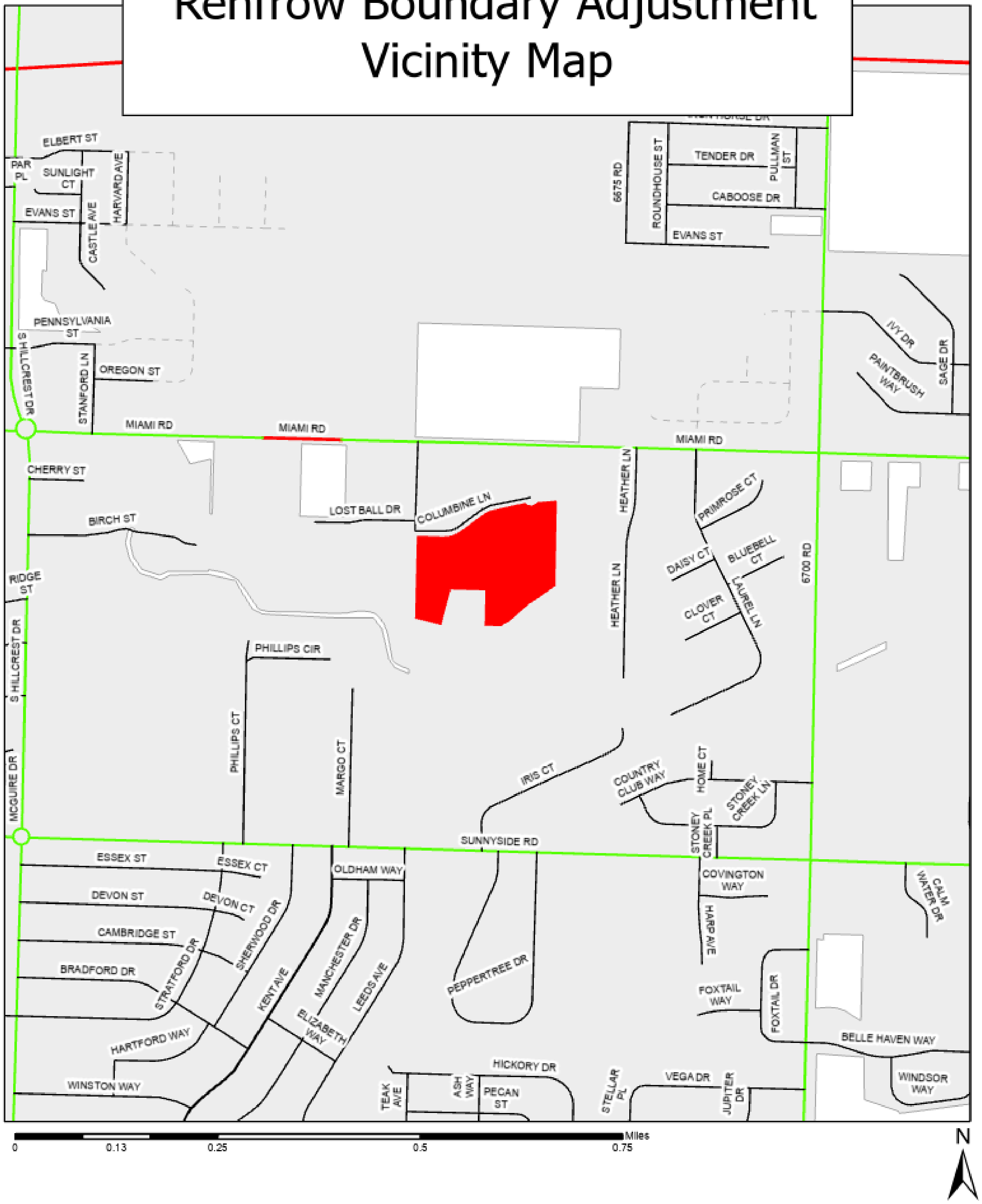
City staff is currently reviewing a proposal to adjust the boundary line between Lot 1 of the Black Canyon Golf Course Boundary Line Adjustment and Lot 7 of the Cheney-Martinson Boundary Line Adjustment, addressed as 2400 Columbine Lane and 2500 Columbine Lane respectively. This platting action, under 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



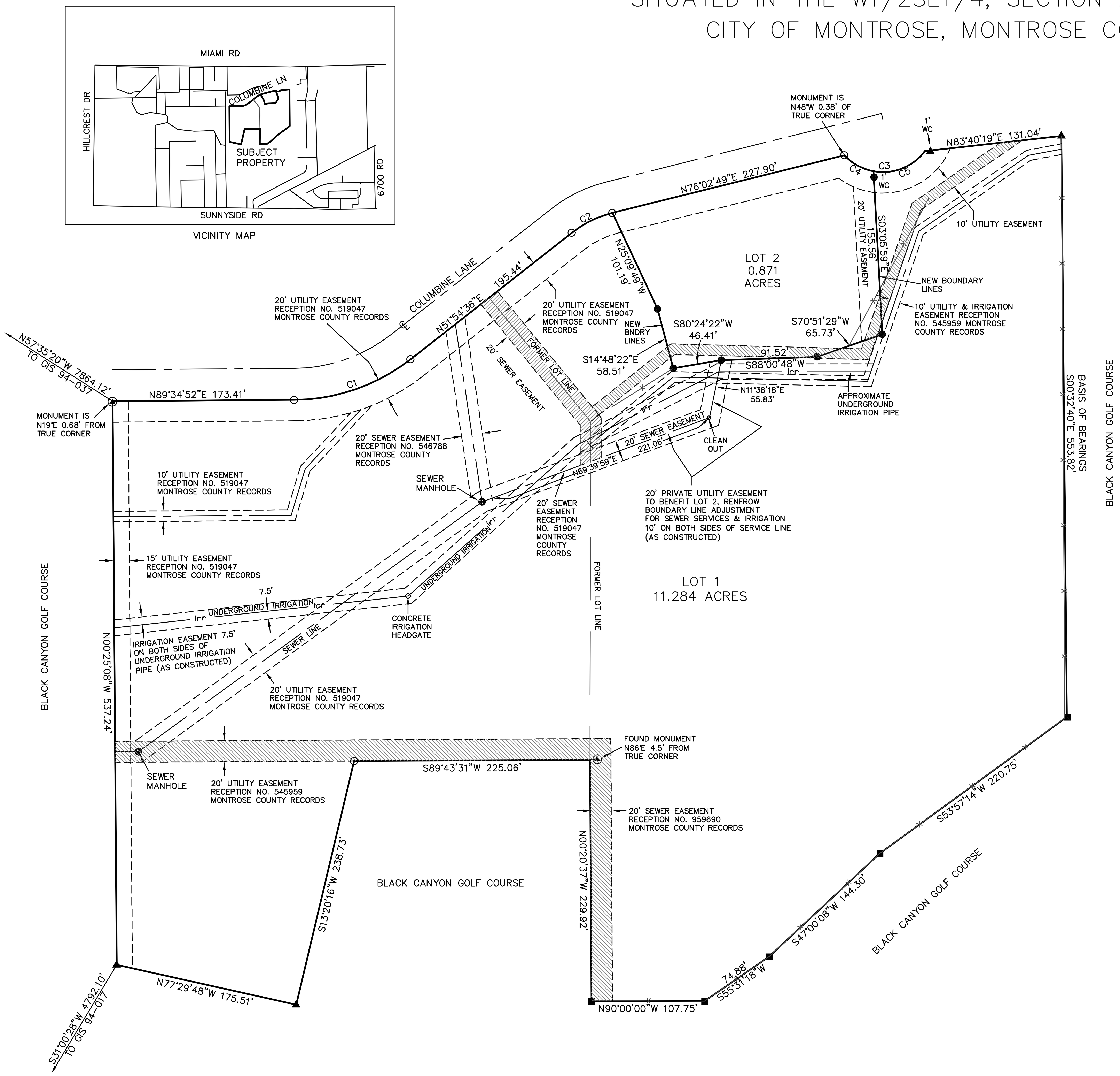
RENFROW BOUNDARY LINE ADJUSTMENT

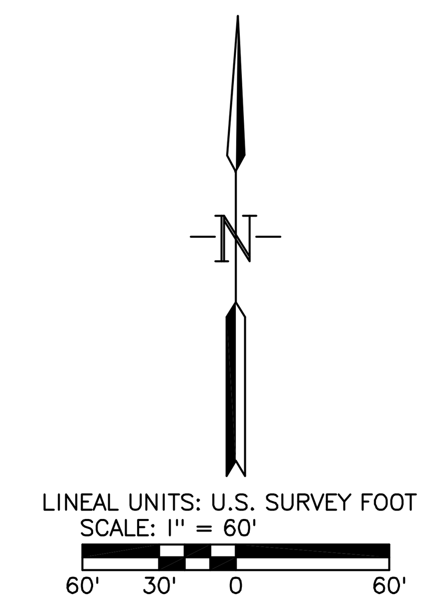
FORMERLY LOT 1, BLACK CANYON GOLF COURSE BOUNDARY LINE ADJUSTMENT

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





CURVE TABLE

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
- (hatched box) = EASEMENTS TO BE VACATED BY THIS PLAT SEE SHEET 2

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 I, 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)
) ss.
COUNTY OF MONTROSE)

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 — Date

Colorado Registered Land Surveyor

Registration No. 12180

APPROVAL OF CITY COUNSEL

Approved this _____ day of ______________, 20 _____.

by ______________________________, Mayor of the City of Montrose; all conveyanves 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
10/30/25 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

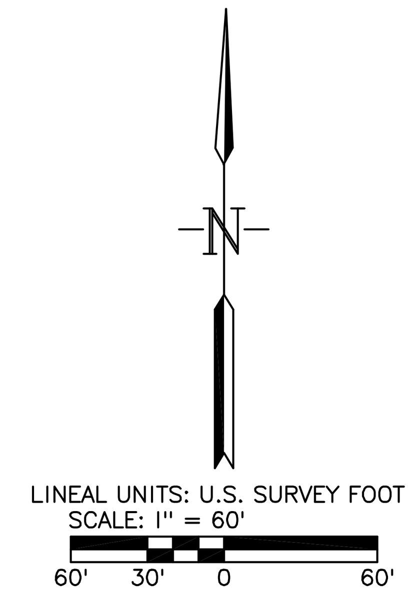
FOR:
JIM RENFROW
2400 COLUMBINE LANE
MONTROSE, CO 81401

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

Sheet 1 of 2 File No. 25–53

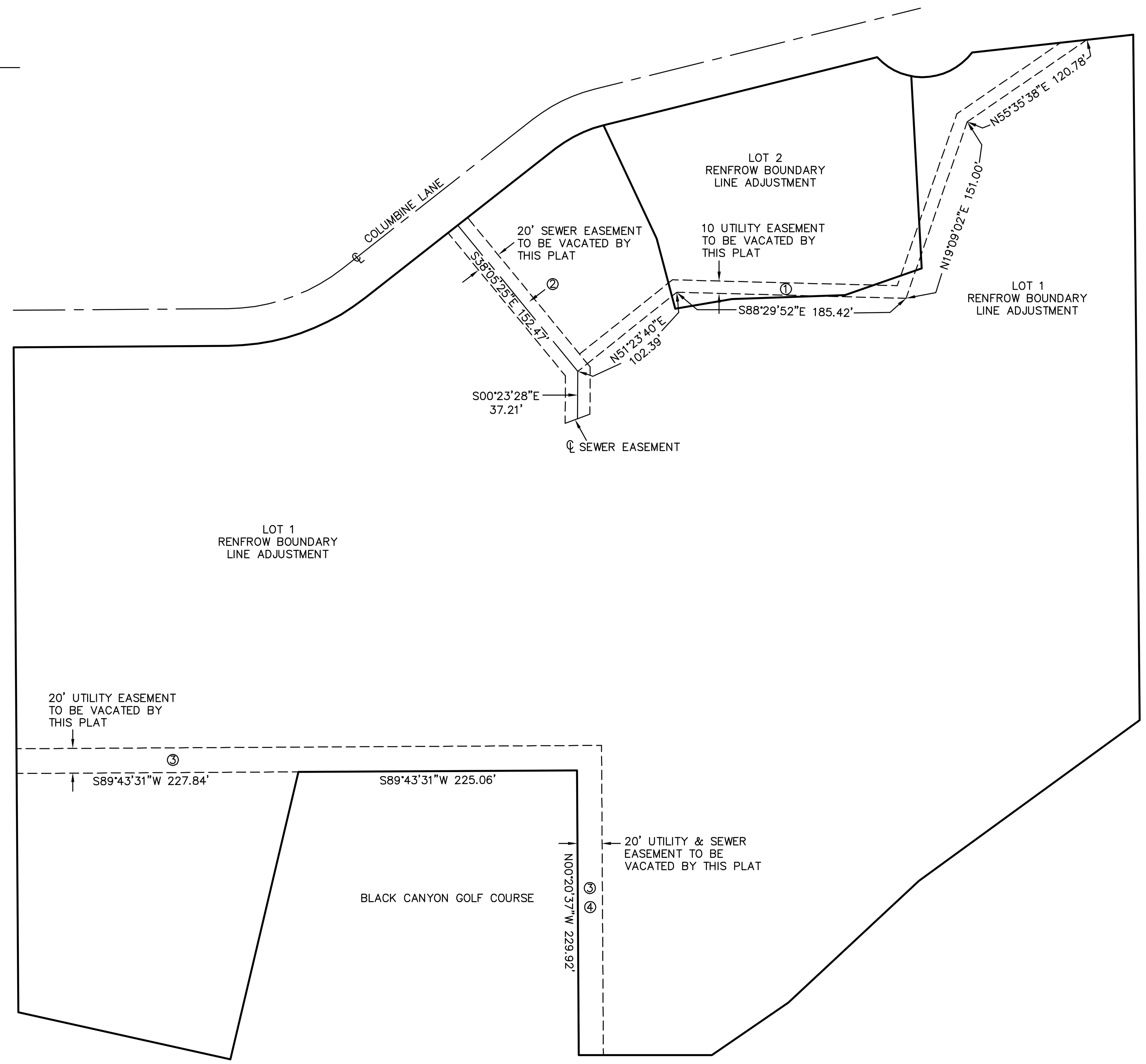
RENFROW BOUNDARY LINE ADJUSTMENT

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

DATE 8/29/25

REVISIONS:
12/2/25 PER REVIEW
12/8/25

RENFROW BOUNDARY LINE ADJUSTMENT

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CITY OF MONTROSE, MONTROSE COUNTY, COLORADO

FOR:
JIM RENFROW
2400 COLUMBINE LANE
MONTROSE, CO 81401

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

Sheet 2 of 2

File No. 25–53