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:

Dave Frank, Mayor

Lisa DelPiccolo, City Clerk

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