



MONTROSE CITY COUNCIL

February 3, 2026

A regular meeting of the Montrose City Council was held on Tuesday, February 3, 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, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Briceida Ortega, Shane Brandt, William Reis, Greg Stunder, Blaine Hall, Scott Murphy, Gunnison Clamp, Corie Brandt, Taylor Anthony, David Bries, Jace Hochwalt, Jim Scheid, Matt Magliaro, Joe Wittenberg, Chris Velasquez, Jonathan Roberts, Vivika Printz, Jordyn Simo, Sydney Bell, Shilo Warthen, Robin Kittell, Reign Icasiano, Graysen Vidmar, Katie Jakino, Niyati Patel, Keira Oldroyd

GUESTS

Gene Lillard, Leo Peters, Rachel Betancourt-Ege, Melanie Bell, Kendall Cramer, Michael Badagliacco, Ryan Sedgeley, Greg Cairns, Sam Aster, Adam Woodden, Kevin Clay, Gabriele Clay, Leif Betancourt-Ege, John Brown, Anna Cooling, John Renfrow

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.

YOUTH CITY COUNCIL PROCLAMATION

Youth City Council Mayor Jordyn Simo and the Montrose Youth City Council proclaimed the month of February 2026 as Gun Violence Awareness Month in the City of Montrose. Police Chief Blaine Hall, Commander Chris Velasquez, Commander Jonathan Roberts, Sheriff Gene Lillard, Corporal Leo Peters, and District Attorney Anna Cooling were present for the proclamation presentation.

CALL FOR PUBLIC COMMENT

John Brown requested a written non-sanctuary city declaration by the City Council.

APPROVAL OF MINUTES

City Council considered the minutes of the January 19, 2026, special City Council meeting and the January 20, 2026, regular City Council meeting.

A motion was made by Judy Ann Files, seconded by Ed Ulibarri, to approve the minutes of the January 19, 2026, special City Council meeting and the January 20, 2026, regular City Council meeting as presented. All voted yes. Motion passed.

2026 VEHICLE AND EQUIPMENT PURCHASE AUTHORIZATION

City Council considered the authorization of vehicle and equipment purchases in the total amount of \$1,397,812.92.

Fleet Division Superintendent Shane Brandt reviewed the list of proposed vehicle and equipment purchases for 2026. Mr. Brandt said the purchases are included in the 2026 budget and all use cooperative purchasing agreements. The total purchase amount is \$222,187.08 under the amount budgeted.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to authorize vehicle and equipment purchases in the total amount of \$1,397,812.92 as presented. All voted yes. Motion passed.

SUNSHINE PEAK APARTMENT ACQUISITION COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMMATIC CLOSEOUT HEARING

A public hearing was 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.

Community Development Director Jace Hochwalt reported that this public hearing is related to the closeout of a federally funded Community Development Block Grant for the Sunshine Peak Apartments Acquisition at 748 Cedar Creek Avenue. The purpose of the hearing is to gather citizen input on the completion of the acquisition as required by the US Department of Housing and Urban Development. Mr. Hochwalt said that in 2023 the Montrose County Housing Authority identified the potential sale of the 49-unit complex as a risk to the long-term preservation of affordable housing in the community. To prevent the loss, the Housing Authority sought to acquire the complex from the private owner.

In June of 2024, the City was awarded \$2.4 million to support the acquisition. Mr. Hochwalt said the City acted as a pass through on behalf of the Montrose County Housing Authority, with no local match requirement. Mr. Hochwalt stated that the acquisition has been successfully completed and all CDGB funded activities are substantially completed.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

VOLUNTEERS OF AMERICA RENDEZVOUS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMMATIC CLOSEOUT HEARING

A public hearing was 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.

Community Development Director Jace Hochwalt reported that this public hearing is for an acquisition grant for the Volunteers of America Rendezvous senior housing project at 2366

Robins Way. Mr. Hochwalt stated that in 2023, Volunteers of America worked with the City to identify federal funding options to preserve and expand affordable senior housing.

Mr. Hochwalt said that the City was awarded \$2.6 million in CDBG funds in September of 2024 to support the acquisition of 30 units on the VOA campus along with some rehabilitation. VOA also completed a larger development through low-income tax credits that further expanded options for the senior community.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

RENFROW BOUNDARY LINE ADJUSTMENT VACATION OF EASEMENTS

City Council considered the vacation of easements as shown on the Renfrow Boundary Line Adjustment.

Senior Planner William Reis reported that this item involves a boundary line adjustment between two properties at 2400 and 2500 Columbine Lane. Mr. Reis stated that boundary line adjustments are normally an administrative process, however the proposal includes vacation of easements. Since the easements are interests held by the City, City Council approval is required.

Mr. Reis said the easements were dedicated under previous subdivision processes, and the unused easements are not needed. Mr. Reis stated that staff finds that removing the easements would not be detrimental to the City. Future subdivision would require new easements as appropriate.

Public comment was accepted.

Applicant John Renfrow stated that he recently acquired the property and offered to answer any questions.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the vacation of easements as shown on the Renfrow Boundary Line Adjustment. All voted yes. Motion passed.

STAFF REPORTS

No staff reports were provided.

YOUTH CITY COUNCIL REPORT

Vivica Printz reported that the Youth City Council presented a gun violence awareness proclamation earlier in the meeting. Ms. Printz said the Youth Councilors are brainstorming ideas for the annual Nonprofit Expo in March, and the Youth City Council will have a booth at the State of the City event on February 23.

CITY COUNCIL COMMENTS

No City Council comments were made.

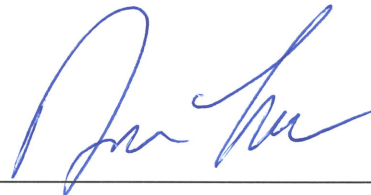
ADJOURNMENT

The meeting adjourned at 6:25 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor

