



MONTROSE CITY COUNCIL

February 17, 2026

A regular meeting of the Montrose City Council was held on Tuesday, February 17, 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, Reign Icasiano, Chris Dowsey, Greg Story, Lisa DelPiccolo, Shani Wittenberg, William Reis, Leif Betancourt-Ege, Chris Velasquez, Matt Magliaro, David Bries, Scott Murphy, Greg Stunder, Joe Wittenberg, Blaine Hall

GUESTS

John Brown, Adam Woodden, Rachel Betancourt-Ege, Kevin Clay, Kendall Cramer, Ryan Sedgeley, Aaron Ranstrom

CALL TO ORDER

Mayor Dave Frank called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

CALL FOR PUBLIC COMMENT

John Brown requested a written non-sanctuary city declaration by the City Council and reviewed the history of his multiple requests.

APPROVAL OF MINUTES

City Council considered the minutes of the February 3, 2026, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the minutes of the February 3, 2026, regular City Council meeting as presented. All voted yes. Motion passed.

ORDINANCE 2703 – FIRST READING

City Council considered Ordinance 2703 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 1 Chapter 14 Section 2 (1-14-2), regarding rules of procedure to have the Montrose Municipal Court become a court of record. A hearing was held.

Assistant City Attorney Matt Magliaro reported that the designation of the Municipal Court as a court of record was discussed at the January 5 work session with a presentation by Municipal Court Judge Thomas LeClaire. Subsequent staff meetings determined the logistics for becoming a court of record and created a plan for a separate requirement to live stream court processes.

Mr. Magliaro stated that the proposed ordinance adds a new subsection (f) to 1-14-2 Rules of Procedure and read the added language into the record. Mr. Magliaro reviewed the requirement for the judge and all assistant or alternate judges to be licensed in the State of Colorado which is also a requirement within the City Charter. The second requirement is to keep a verbatim record of proceedings and evidence at trials. Mr. Magliaro stated court of record proceedings can be documented by a stenographer or recorded on an audio/visual recording platform.

Mr. Magliaro said that currently, an appeal sends a case to the county court for a new trial. As a court of record, appeals would go to the District Court where a determination is made upon records and transcripts whether the decision by the municipal court should be affirmed, reversed, remanded, or remanded with direction for a de novo trial in a district court.

Mr. Magliaro stated that the Montrose Municipal Court sees 1,000 to 1,100 cases per year. Between 2020 and 2024, an average of 10 to 12 bench or jury trials were conducted per year with 25 appeals on record since the year 2000. The Municipal Court currently keeps written records for each case including a register of actions and a complete paper file. Mr. Magliaro reviewed failed legislation in 2025 that aimed to decriminalize courts not of record and said a new attempt is in process this year.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to pass Ordinance 2703 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2704 – FIRST READING

City Council considered Ordinance 2704 on first reading, an Ordinance of the City of Montrose, Colorado, designating the Montrose Post Office, with an historic address of 25-27 North Cascade Avenue, as a City of Montrose Historic Property pursuant to § 11-3 of the Official Code of the City of Montrose. A hearing was held.

Senior Planner William Reis reported that the building recently housed Kilbane Cleaners but was originally a post office, before the current post office on S. First Street. Mr. Reis stated that the building is eligible for historic designation under criterion A because it is associated with the early development of governmental services in Montrose. Mr. Reis said the building was completed in 1890 and was the site of an early post office until 1932. Mr. Reis reviewed other purposes of the building over time.

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 6:28 p.m.

Mr. Reis said the building was renovated in 1955 and represents post-World War II architecture. The 1955 renovations occurred more than 50 years ago.

Mr. Reis stated that the Historic Preservation Commission voted unanimously to recommend approval on January 27, and City staff also recommends approval.

Mr. Reis said that if approved, building owners would be eligible for state tax credits and eligible for grant opportunities. Once designated as historic, the Historic Preservation Commission can also weigh in on the appropriateness of any changes.

Mayor Dave Frank opened the hearing.

Public comment was accepted.

Aaron Ranstrom questioned whether the historic designation is applicable to the original building or the 1950s renovation. Mr. Reis said that officially the Historic Preservation Commission identified the eligibility under criterion A , events that made a significant contribution to history, and the period of significance for the designation is the post-World War II architecture.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by J. David Reed, to pass Ordinance 2704 on first reading as presented. All present voted yes. Motion passed.

Mr. Ulibarri rejoined the meeting at 6:35 p.m.

BLACK CANYON FLATS OGDEN SIDEWALK EXPENSE AUTHORIZATION

City Council considered \$48,335.00 in expenditures payable to Ridgway Valley Enterprises for the construction of sidewalk along the Black Canyon Flats Affordable Housing Project's Ogden Road frontage.

City Engineer Scott Murphy reported that Ogden Road is intended to become a minor arterial to the east of Woodgate Road. In 2024, existing sidewalks were extended to accommodate the Residences at Dry Cedar Creek. During the replacement of the bridge over the Loutsenhizer Canal in 2025, sidewalks were installed on both sides of the road. Mr. Murphy stated that the next housing project is Black Canyon Flats on east side of the Loutsenhizer Canal, and the developer is required to install sidewalks. To support this affordable housing project, the City would construct the sidewalk along the frontage of the development.

Mr. Murphy recommended funding the expenditure with funds generated through Ballot Measure 2A which increased the excise tax on hotels and allocates 33 percent to incentivize affordable housing development. Mr. Murphy said the \$48,000.00 expenditure was not budgeted for 2026, and if approved, will be paid directly to Ridgway Valley Enterprises.

Mr. Murphy said that of the 60 units, rent for 30 of the units will be set at 80 percent of the Area Median Income (AMI). Deputy City Manager Ann Morgenthaler stated that these units are not low income housing but are considered affordable housing for middle income. Ms. Morgenthaler said that housing for the “missing middle” is a need identified in the Comprehensive Plan.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve \$48,335.00 in expenditures payable to Ridgway Valley Enterprises for the construction of sidewalk along the Black Canyon Flats Affordable Housing Project’s Ogden Road frontage as presented. All voted yes. Motion passed.

RATIFICATION OF BEAR CREEK EMERGENCY DRAINAGE EXPENDITURES

City Council considered the ratification of \$99,950.00 in expenditures associated with emergency drainage maintenance performed within the Bear Creek Subdivision.

City Engineer Scott Murphy reported that a complete history of this project was provided in detail at a previous work session. Mr. Murphy stated that a private drain system within the development was constructed in such a way that neither the developer nor the HOA was aware of a missing section of pipe resulting in water weeping up into City infrastructure. Mr. Murphy said the City acted to address safety concerns with ice and potential damage to the infrastructure. Mr. Murphy said the City Manager authorized the expenditure but City Council ratification is needed to close the project.

Mr. Murphy stated that whether the City pursues reimbursement from the HOA is a separate matter that is being handled through the Legal Department, and this agenda item considers only the ratification of the expenditure.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to ratify \$99,950.00 in expenditures associated with emergency drainage maintenance performed within the Bear Creek Subdivision as presented. All voted yes. Motion passed.

CONTRACT EXTENSION FOR FIRE HYDRANT PAINTING

City Council considered the extension of a contract with WBS Coatings, Inc. for the painting of up to 180 fire hydrants at a cost not to exceed \$100,000.00.

Utilities Director David Bries reported that the painting of fire hydrants addresses aging infrastructure, improves aesthetics, and makes the hydrants visible to the fire department during an emergency. Mr. Bries stated that the painting program began several years ago with seasonal staff painting hydrants. When it was discovered that the paint did not last, the City began using local contractors to sandblast and apply high quality coating. Mr. Bries reviewed the location of the more than 1220 hydrants within the city and said that 104 hydrants were painted in 2025 with \$50,000 budgeted.

Public comment was accepted.

Kendall Cramer asked whether the fire department was consulted on which hydrants need painting. Mr. Bries stated that the Fire Department alerts Utilities staff on hydrants that need painting, and input is also received from the public. Mr. Bries said that the Fire Department determines the color of the hydrants and the City conducts the maintenance.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the extension of a contract with WBS Coatings, Inc. for fire hydrant painting as presented. 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 December 2025. Ms. Wittenberg reported that total General Fund sales and use tax collections were up 7.00 percent with a positive budget variance of 6.0 percent. Year-to-date collections were up 2.2 percent with a positive budget variance of 0.9 percent.

Fourth Quarter Budget Review

Finance Director Shani Wittenberg reported that a complete report is included in the meeting packet. Ms. Wittenberg reviewed collections and expenditures for all major funds. Ms. Wittenberg said that General Fund sales tax collections were up, and revenues were collected at about 104 percent with expenditures at 100 percent of the budgeted amounts.

Ms. Wittenberg stated that the City has investments earning from 3 to 4.5 percent interest, and the total of all funds is \$26 million.

Police Department Event

Police Chief Blaine Hall invited the community to the Domestic Violence Awareness Community Training on Friday, February 20, at 6 p.m. at the Montrose Pavilion.

YOUTH CITY COUNCIL REPORT

Reign Icasiano reported that the Montrose Youth City Council will be present at the State of the City on Monday, February 23, at the Montrose Pavilion. The Youth City Council is also continuing to work on the planning of the Nonprofit Expo that will be held at the Montrose Pavilion in March.

CITY COUNCIL COMMENTS

Mayor Pro Tem Judy Ann Files reported that City Engineer Scott Murphy and Public Works Director Jim Scheid will be the presenters at The Forum on Wednesday, February 18, at 9 a.m. in Cascade Hall located on the CMU Montrose Campus.

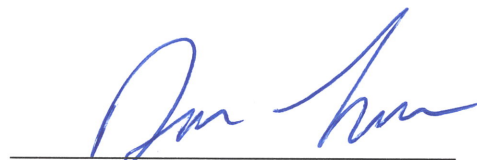
ADJOURNMENT

The meeting adjourned at 7:12 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor