



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, March 17, 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) **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. 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.

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

City Council consideration of the minutes of the March 2, 2026, special City Council meeting and the March 3, 2026, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the March 2, 2026, special City Council meeting and the March 3, 2026, regular City Council meeting as presented.

7) **ORDINANCE 2705 - SECOND READING** (15 minutes)

City Council considered Ordinance 2705 on second reading, an Ordinance of the City of Montrose, Colorado, an ordinance of the City of Montrose, Colorado, updating Title 1 Chapter 2, General Provisions; Title 1 Chapter 14, Municipal Court; Title 6, Chapter 1, Miscellaneous Offenses; and Title 10, Chapter 1, Traffic Code of the Official Code of the City of Montrose, Colorado: amending Title 1 Chapter 2 Section 3 (1-2-3) regarding general penalty; amending Title 1 Chapter 14 Section 4 (1-14-4), regarding sentencing provisions for violations of the Official Code of the City of Montrose; repealing and replacing Title 6 Chapter 1 Section 7 (6-1-7) Petty Theft; repealing and replacing Title 6 Chapter 1 Section 8 (6-1-8) Shoplifting; repealing and replacing Title 6 Chapter 1 Section 9 (6-1-9) Destruction of Property; amending Title 10, Chapter 1, Section 1 (10-1-1) Adoption of Traffic Code; amending Title 10, Chapter 1, Section 4 (10-1-4) Additions or Modifications; and amending Title 10, Chapter 1 Section 16 (10-1-16), regarding penalties in adopted Model Traffic Code. *Staff: Assistant City Attorney Matt Magliaro*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2705 on second reading as presented.

8) **ORDINANCE 2706 - SECOND READING** (15 minutes)

City Council consideration of Ordinance 2706 on second reading, an Ordinance of the City of Montrose, Colorado, updating Title XI Chapter 4, Development Review Procedures; Title XI Chapter 7, Zoning Regulations; Title XI Chapter 11, Supplementary Uses; and Title XI Chapter 15, Definitions: amending Title XI Chapter 4 Section 2 (11-4-2), regarding review process; amending Title XI Chapter 7 Section 6 (11-7-6), regarding district uses; adding Title XI Chapter 11 Section 7 (11-11-7), regarding the supplementary use of an unsheltered shelter; and amending Title XI Chapter 15 Section 2 (11-15-2), regarding the definition of an unsheltered shelter. *Staff: Community Development Director Jace Hochwalt*



Action: Accept public comment. Consider making a motion to adopt Ordinance 2706 on second reading as presented.

9) **ORDINANCE 2707 - SECOND READING** (15 minutes)

City Council consideration of Ordinance 2707 on second reading, an Ordinance of the City of Montrose, Colorado, amending Title VII Fire Prevention and Safety and adopting by reference the 2025 Colorado Wildfire Resiliency Code. *Staff: Community Development Director Jace Hochwalt*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2707 on second reading as presented.

10) **ORDINANCE 2708 - FIRST READING** (15 minutes)

City Council consideration of Ordinance 2708 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of the open space of the Elder Homestead at Montrose and open space of the Final Plat of the East Pavilion Complex from "P", Public District, to "R-3A", Medium High Density District. *Staff: Senior Planner William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2708 on first reading as presented.

11) **ORDINANCE 2709 - FIRST READING** (15 minutes)

City Council consideration of Ordinance 2709 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of a portion of Lot 3R of the McCall Boundary Line Adjustment from "R-3A", Medium Density District, to "R-2", Low Density District. *Staff: Senior Planner William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2709 on first reading as presented.



12) **THE BRIDGES AT BLACK CANYON FILING NO. 11 AMENDED PRELIMINARY PLAT**
(10 minutes)

City Council consideration of The Bridges at Black Canyon Filing No. 11 Amended Preliminary Plat. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve The Bridges at Black Canyon Filing No. 11 Amended Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to 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.

13) **CITY HALL ROOF CONTRACT AWARD** (10 minutes)

City Council consideration of the authorization of \$347,267.19 for the roof recondition at City Hall, including a contract amount of \$310,059.99 with Garland DBS Incorporated.
Staff: Public Works Director Jim Scheid

Action: Accept public comment. Consider making a motion to approve the authorization of \$347,267.19 for the roof recondition at City Hall, including a contract in the amount of \$310,059.99 with Garland DBS Incorporated as presented.

14) **STAFF REPORTS**

A) Sales, Use, and Excise Tax Report (5 minutes)
Sales Tax Manager Leeanne Whittaker

15) **YOUTH CITY COUNCIL REPORT**

16) **CITY COUNCIL COMMENTS**

17) **MOTION TO ADJOURN**