



MONTROSE CITY COUNCIL

March 3, 2026

A regular meeting of the Montrose City Council was held on Tuesday, March 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, Nik Pridy, Matt Magliaro, Gunnison Clamp, Katie Riley, Thomas Cenicerros, Michelle Wingfield, Tim Cox, Leif Betancourt-Ege, Greg Stunder, Blaine Hall

GUESTS

Beth McCorkle, Michael Badagliacco, Miriam Cardenas, John Brown, Rachel Betancourt-Ege, Aaron Ranstrom, Leah Vandersluice, Phoebe Benziger, Adam Woodden, John Moyer, Sam Aster

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.

OATH OF OFFICE FOR ASSISTANT CITY ATTORNEY

City Clerk Lisa DelPiccolo administered an Oath of Office to Assistant City Attorney Greg Stunder.

CALL FOR PUBLIC COMMENT

John Brown requested adoption of a non-sanctuary city declaration by City Council.

APPROVAL OF MINUTES

City Council considered the minutes of the February 17, 2026, special City Council meeting and the February 17, 2026, regular City Council meeting.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the minutes of the February 17, 2026, special City Council meeting and the February 17, 2026, regular City Council meeting as presented. All voted yes. Motion passed.

PLANNING COMMISSION ALTERNATE APPOINTMENT

City Council considered the appointment of Beth McCorkle as an alternate member of the City of Montrose Planning Commission for a term that expires on December 31, 2026.

A motion was made by J. David Reed, seconded by Doug Glaspell, to appoint Beth McCorkle as an alternate member of the City of Montrose Planning Commission for a term that expires on December 31, 2026. All voted yes. Motion passed.

DISPOSAL OF CITY VEHICLES AND EQUIPMENT

City Council considered approval of the disposal of City-owned vehicles and equipment to be replaced in 2026.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the disposal of City-owned vehicles and equipment to be replaced in 2026 as presented. All voted yes. Motion passed.

ORDINANCE 2706 - FIRST READING

City Council considered Ordinance 2706 on first reading, 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 unhoused shelter; and amending Title XI Chapter 15 Section 2 (11-15-2), regarding the definition of an unhoused shelter. A hearing was held.

Community Development Director Jace Hochwalt reported that the land use code within Title XI of the Municipal Code does not currently include a defined land use category or regulatory framework for unhoused shelters. There is limited clarity regarding allowed locations and review and approval processes.

Mr. Hochwalt stated that Ordinance 2706 adds a definition for “Unhoused Shelter,” establishes use-specific standards and permitting requirements, identifies allowed locations, and incorporates review and approval processes. The definition states that the primary purpose is to provide overnight shelter to people experiencing homelessness on a nightly or emergency basis. Supportive services may or may not be provided.

Mr. Hochwalt said a permit would be required before occupancy is allowed, and allowed use would be within the “P,” Public, zoning district. The Ordinance also incorporates the permitting process within the Review Procedures Chart. A City Council hearing would be required.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to pass Ordinance 2706 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2707 - FIRST READING

City Council considered Ordinance 2707 on first 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. A hearing was held.

Community Development Director Jace Hochwalt reported that the required adoption of the Colorado Wildfire Resiliency Code stems from a response to the growing intensity, frequency and devastation of wildfires. Mr. Hochwalt said that SB23-116 requires local jurisdictions to adopt the Wildfire Resiliency Code by April 1, 2026, and enact enforcement by July 1, 2026.

Mr. Hochwalt reviewed components of the code which apply to new construction and significant remodels. The Wildfire Resiliency Code provides definitions and defines low, moderate and high wildfire intensity zones. A state hazard map will be updated every three years with an option for property owners to request a parcel-level review.

Mr. Hochwalt stated that the City contains only low and moderate risk zones within the southeast portion of the City, and property owners may challenge their classifications under Section 304 – Ground-Truthing.

Mr. Hochwalt recommended adoption of the Colorado Wildfire Resiliency Code by reference within Title 7 (Fire Prevention and Safety) of the Municipal Code.

City Council discussed pending legislation that may delay the required implementation until July of 2027.

Mr. Hochwalt stated that citizen reviews would be conducted at the staff level in conjunction with the Montrose Fire District. Notification of contractors will begin following adoption of the ordinance.

Mayor Dave Frank opened the hearing.

Public comment was accepted.

Adam Woodden asked about the cost associated with the ground truthing option and whether the City could make the Wildfire Resiliency Code more restrictive. Mr. Hochwalt said there are no costs associated with ground truthing, and the City could be more restrictive, but not less restrictive.

John Moyer asked whether the City has discretion with the adoption of the Wildfire Resiliency Code and if landowners could mitigate danger. Mayor Frank said the City cannot redefine the zones and recommended contacting state legislators for requested changes.

Aaron Ranstrom questioned if a retroactive component exists between adoption of the ordinance and the implementation date. City Attorney Chris Dowsey said the City cannot enforce the Code retroactively.

Mayor Frank closed the hearing.

A motion was made by J. David Reed, seconded by Doug Glaspell, to pass Ordinance 2707 on first reading as presented. All voted yes. Motion passed.

FOURTH OF JULY FIREWORKS DISPLAY PURCHASE

City Council considered the sole source purchase of fireworks from Zambelli Fireworks for the total purchase price of \$63,000.00.

Pavilion and Community Events Manager Kathryn Riley reported that a sole source purchase approval is sought to ensure continuity of service, secure vendor availability, and meet high safety standards for the annual Fourth of July celebration. Ms. Riley recommended approval of the purchase for the 2026 display stating that a limited number of qualified fireworks providers are capable of delivering large-scale fireworks displays at a reasonable price.

Ms. Riley said Zambelli will supply the fireworks and the display is conducted by certified technicians. Zambelli was the provider for last year's Fourth of July display.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to approve the sole source purchase of fireworks from Zambelli Fireworks for the total purchase price of \$63,000.00 as presented. All voted yes. Motion passed.

2026 COMMERCIAL TRASH RECEPTACLE PURCHASE

City Council considered the purchase of 150 300-gallon trash containers with extra lids and hardware from Snyder Refuse for the total purchase price of \$72,460.00.

Public Works Director Jim Scheid reported that Public Works replaces about 100 of the aging containers each year, and this purchase would provide the supply for 2026. Mr. Scheid requested a sole source purchase to retain consistency and said an increase in pricing was verified to be at the CPI rate.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the purchase of 150 300-gallon trash containers with extra lids and hardware from Snyder Refuse for the total purchase price of \$72,460.00 as presented. All voted yes. Motion passed.

2026 STREETS CRACK SEAL MATERIAL PURCHASE

City Council considered the purchase of crack seal material from DISSCO (Denver Industrial Sales) for use by the City's Streets crew for the total purchase amount of \$80,000.00.

Public Works Director Jim Scheid reported that this crack seal material purchase will allow Public Works crews to perform street repairs. Mr. Scheid said the crews are able to prepare streets within designated zones for MoveMo surface treatments and conduct general repairs throughout the City.

Mr. Scheid stated that \$80,000.00 is included in the 2025 budget, and a sole source is needed to purchase the specific material required for the equipment and the climate. Mr. Scheid said the pricing was verified to be fair.

Mr. Scheid reviewed the crack sealing process which is often conducted at night to avoid traffic disruption. Approximately 30-35 miles are treated annually to extend the life of the pavement and prepare for surface treatments.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the purchase of crack seal material from DISSCO (Denver Industrial Sales) for the total purchase price of \$80,000.00 as presented. All voted yes. Motion passed.

MOVING MONTROSE FORWARD 2026 SURFACE TREATMENT CONTRACT AWARD

City Council considered a contract award to A-1 Chipseal Co. in the amount of \$2,134,909.44 for completion of the Moving Montrose Forward 2026 Surface Treatment Project.

City Engineer Scott Murphy reported that \$5 million is allocated for street maintenance annually with an additional \$500,000.00 for repair projects such as crack sealing and patching. The surface treatment contract is a specialty contract with two qualified companies within Colorado. Mr. Murphy said \$2 million to \$2.5 million is spent on surface treatments each year. This project is

designed in house annually and the Utilities Department is consulted to identify possible waterline replacements. Mr. Murphy said the northeast quadrant of the City will be the focus for surface treatment projects in 2026.

The bid process was reviewed. Mr. Murphy said two bids were received with A-1 Chipseal as the low bidder. The contract includes an option to extend for up to three years, but the contract will return to City Council each year.

Public comment was accepted.

Leif Betancourt-Ege asked if sidewalks on Hillcrest Drive will be brought to ADA standards. Mr. Murphy confirmed that the sidewalks will be widened and brought to ADA standards.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to award a contract to A-1 Chipseal Co. in the amount of \$2,134,909.44 for completion of the Moving Montrose Forward 2026 Surface Treatment Project as presented. All voted yes. Motion passed.

ORDINANCE 2703 – SECOND READING

City Council considered Ordinance 2703 on second 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.

Assistant City Attorney Matt Magliaro reported no changes since the first reading of Ordinance 2703 on February 17. Mr. Magliaro reviewed the statutory requirements for courts of record. The judges must be licensed and admitted to practice law in Colorado. A verbatim record of proceedings and evidence at trials is also required, either by electronic devices or a stenographer.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, to adopt Ordinance 2703 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2705 – FIRST READING

City Council considered Ordinance 2705 on first reading, 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. A hearing was held.

Assistant City Attorney Matt Magliaro reported that this proposed Ordinance amends eight separate sections of the Municipal Code to comply with state statute and to react to binding precedent from the Colorado Supreme Court.

Mr. Magliaro said that the Ordinance amends three sentencing provisions for ordinance violations within the Municipal Code and the Colorado Model Traffic Code. It also strikes an obscure, never charged subsection on failure to appear.

Mr. Magliaro said a typographical error was discovered in the Ordinance in the meeting packet, and a clean version of the Ordinance was printed for the Mayor's signature.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Doug Glaspell, seconded by J. David Reed, to pass Ordinance 2705 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2704 – SECOND READING

City Council considered Ordinance 2704 on second 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.

City Councilor Ed Ulibarri recused himself from this agenda item because he serves as a member of the MADA Board of Directors. Mr. Ulibarri left the City Council Chambers at 7:31 p.m.

Senior Planner William Reis reported no changes since the first reading of the Ordinance on February 17. Mr. Reis said the owners of the building applied to place the property on the City's register of historic places, and the structure is eligible due to its age of over 50 years. The building is also significant for its association with the early development of governmental services in Montrose. Mr. Reis said construction was completed in 1890 and the building was the site of an early Montrose post office. The building was altered in the 1950s. The alterations are old enough to be historic in their own right and represent a post-World War II architectural style.

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 adopt Ordinance 2704 on second reading as presented. All present voted yes. Motion passed.

Mr. Ulibarri rejoined the meeting at 7:34 p.m.

RESOLUTION 2026-04

City Council considered Resolution 2026-04, setting April 6, 2026, as the hearing date for the Matteo's Addition annexation.

Senior Planner William Reis reviewed the annexation schedule and the location of the 1.23 acre parcel. The property is located within the Urban Growth Boundary and within City of Montrose water and sewer service areas. The applicant is requesting a zoning designation of "R-2", Low Density District, which matches surrounding properties.

Mr. Reis stated that an annexation agreement is required, and an annexation impact report is not required.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Resolution 2026-04 as presented. All voted yes. Motion passed.

BROWN RANCH SUBDIVISION AMENDED PRELIMINARY PLAT 5

City Council considered the Brown Ranch Subdivision Amended Preliminary Plat 5.

Mayor Pro Tem Judy Ann Files recused herself from this agenda item. Ms. Files left the City Council Chambers at 7:37 p.m.

Senior Planner William Reis reported that the 372.07 acre site is located on Outlot C of Brown Ranch Subdivision Filing No. 9, though the 120 proposed residential lots are on a smaller portion of the property. Mr. Reis said the proposed lots are within the "R-2", Low Density, zoning district. Mr. Reis reviewed the subdivision and PD process, subdivision review standards, and the intent of the R-2 zoning designation. Mr. Reis said six phases of completion are proposed for this development, and the majority of the property is reserved as outlots for future development.

Mr. Reis recommended approval with the standard condition stating that the Preliminary Plat is in compliance with subdivision regulations and the Comprehensive Plan, and the proposal meets the intent of the R-2 zoning designation. The Planning Commission unanimously recommended approval on February 11, 2026.

City Engineer Scott Murphy said a review of traffic, water, sewer, fire protection, drainage, pedestrian connectivity, and infrastructure are all part of this approval process.

Public comment was accepted.

Developer John Moyer said he has been associated with the Brown Ranch project since 1994 and offered to answer any questions.

A motion was made by J. David Reed, seconded by Doug Glaspell, to approve the Brown Ranch Subdivision Amended Preliminary Plat 5 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. All present voted yes. Motion passed.

Ms. Files rejoined the meeting at 7:45 p.m.

STAFF REPORTS

Citizens Police Academy

Police Chief Blaine Hall invited community members to participate in the 2026 Citizens Police Academy on April 18 from 8:00 a.m. until 5:00 p.m. at the Montrose Police Department.

YOUTH CITY COUNCIL REPORT

A Youth City Council report was not provided.

CITY COUNCIL COMMENTS

City Councilor J. David Reed encouraged citizens to contact elected officials regarding proposed state mandates that would erode local control.

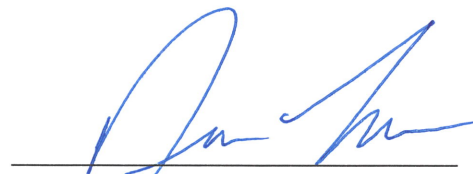
ADJOURNMENT

The meeting adjourned at 7:49 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk


Dave Frank, Mayor