



REGULAR CITY COUNCIL MEETING AGENDA
Monday, April 6, 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) Child Abuse Prevention Month Proclamation
- 6) National Donate Life Month Proclamation
- 7) Parkinson's Disease Awareness Month Proclamation

**Please note that the times listed are estimates only. Actual times may vary depending upon discussion and public comment received.*



8) **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.

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

City Council consideration of the minutes of the March 16, 2026, special City Council meeting and the March 17, 2026, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the March 16, 2026, special City Council meeting and the March 17, 2026, regular City Council meeting as presented.

10) **MEMORANDUM OF AGREEMENT IN SUPPORT OF THE MONTROSE VETERANS MEMORIAL** (10 minutes)

City Council consideration of the Second Memorandum of Agreement between the City of Montrose, Montrose County, and the Montrose Veterans Memorial Coalition In Support of the Montrose Veterans Memorial. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to approve the Second Memorandum of Agreement between the City of Montrose, Montrose County, and the Montrose Veterans Memorial Coalition In Support of the Montrose Veterans Memorial as presented.



11) **2026 PARKS MAINTENANCE CONTRACT AWARD** (10 minutes)

City Council consideration of the award of the 2026 Parks Maintenance Contract to Green and Bearit of Montrose, Colorado, for the not-to-exceed amount of \$140,000.00. *Staff: Parks Superintendent Jon Waschbusch*

Action: Accept public comment. Consider making a motion to award the 2026 Parks Maintenance Contract to Green and Bearit of Montrose, Colorado, for the not-to-exceed amount of \$140,000.00 as presented.

12) **LEASE AGREEMENT FOR 703 S. 9TH STREET** (10 minutes)

City Council consideration of a Colorado Commercial Lease Agreement between the City of Montrose and Access Early Education Foundation for the building located at 703 S. 9th Street in Montrose. *Staff: Community Development Director Jace Hochwalt*

Action: Accept public comment. Consider making a motion to approve a Colorado Commercial Lease Agreement between the City of Montrose and Access Early Education Foundation for the building located at 703 S. 9th Street in Montrose as presented.

13) **ORDINANCE 2708 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2708 on second 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: Accept public comment. Consider making a motion to adopt Ordinance 2708 on second reading as presented.

14) **ORDINANCE 2709 - SECOND READING** (10 minutes)

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

Action: Accept public comment. Consider making a motion to adopt Ordinance 2709 on second reading as presented.



15) **MATTEO'S ADDITION ANNEXATION** (15 minutes)

A hearing will be held on the annexation of Matteo's Addition. *Staff: Senior Planner William Reis*

- A) **Resolution 2026-05:** City Council consideration of Resolution 2026-05, findings of fact for Matteo's Addition annexation.

Action: Accept public comment. Consider making a motion to adopt Resolution 2026-05 as presented.

- B) **Ordinance 2711 - First Reading:** City Council consideration of Ordinance 2711 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of Matteo's Addition.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2711 on first reading as presented.

16) **ORDINANCE 2712 - FIRST READING** (5 minutes)

City Council consideration of Ordinance 2712 on first reading, providing for the zoning of the Matteo's Addition as an "R-2" Low Density District. *Staff: Senior Planner William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2712 on first reading as presented.

17) **ORDINANCE 2691 - SECOND READING** (5 minutes)

City Council consideration of Ordinance 2691 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the JC Mitchell Addition. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2691 on second reading as presented.



18) **ORDINANCE 2692 - SECOND READING** (5 minutes)

City Council consideration of Ordinance 2692 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the JC Mitchell Addition as an "R-2," Low Density District. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2692 on second reading as presented.

19) **BEAR CREEK SUBDIVISION AMENDMENT 5 AMENDED PRELIMINARY PLAT** (10 minutes)

City Council consideration of the Bear Creek Subdivision Amendment 5 Amended Preliminary Plat. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the Bear Creek Subdivision Amendment 5 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.

20) **MEMORANDUM OF AGREEMENT WITH YEAGER FAMILY ENTERPRISES** (10 minutes)

City Council consideration of a memorandum of agreement with Yeager Family Enterprises for redevelopment of property and a right of way swap near the intersection of Cascade Avenue and Weldon Drive. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to approve the memorandum of agreement with Yeager Family Enterprises as presented.

21) **ORDINANCE 2710 - FIRST READING** (10 minutes)

City Council consideration of Ordinance 2710 on first reading, an Ordinance of the City of Montrose, Colorado, vacating portions of right of way within the City of Montrose. *Staff: City Engineer Scott Murphy*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2710 on first reading as presented.



22) **STAFF REPORTS**

- A) **Wastewater Treatment Plant Project Update** (5 minutes)
Utilities Director David Bries

23) **YOUTH CITY COUNCIL REPORT**

24) **CITY COUNCIL COMMENTS**

25) **ADJOURNMENT**