



MONTROSE CITY COUNCIL

April 6, 2026

A regular meeting of the Montrose City Council was held on Monday, April 6, 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, Ann Morgenthaller, Chris Dowsey, Greg Story, Lisa DelPiccolo, Tim Cox, David Bries, Jon Waschbusch, Scott Murphy, Jace Hochwalt, William Reis, Matt Magliaro, Gunnison Clamp, Greg Stunder, Hyrum Webb

GUESTS

Matt Miles, Marci Miles, Leah Vandersluis, Adam Woodden, Sam Aster, Hollie VanRoosendaal, Joy Hamilton, Emily Raymer, Jessi Rochel, Matt Randle

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.

CHILD ABUSE PREVENTION MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the month of April 2026 as Child Abuse Prevention Month in the City of Montrose. Mayor Frank presented the proclamation to Joy Hamilton, Director of Community Programs with Hilltop Community Resource.

NATIONAL DONATE LIFE MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the month of April 2026 as National Donate Life Month in the City of Montrose. Mayor Frank presented the proclamation to Jessi Rochel, Executive Director of the Chris Klug Foundation, and Matt Randle, Chris Klug Foundation Board Member.

PARKINSON'S DISEASE AWARENESS MONTH PROCLAMATION

Mayor Dave Frank and the Montrose City Council proclaimed the month of April 2026 as Parkinson's Disease Awareness Month in the City of Montrose. Mayor Frank presented the proclamation to Physical Therapist Emily Raymer with Montrose Regional Health.

CALL FOR PUBLIC COMMENT

Sam Aster expressed gratitude to the City Councilors for their service to the community and offered to be of assistance to any entities that are focused on improving the community.

APPROVAL OF MINUTES

City Council considered the minutes of the March 16, 2026, special City Council meeting and the March 17, 2026, regular City Council meeting.

City Clerk Lisa DelPiccolo requested a correction to page 7 of the minutes for the regular City Council meeting, changing the title for J. David Reed from Mayor Pro Tem to City Councilor.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the March 16, 2026, special City Council meeting and the March 17, 2026, regular City Council meeting as presented and corrected. All voted yes. Motion passed.

MEMORANDUM OF AGREEMENT IN SUPPORT OF THE MONTROSE VETERANS MEMORIAL

City Council considered 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.

City Attorney Chris Dowsey reported that the Memorandum was presented in detail at the March 16 work session by Public Works Director Jim Scheid, Scott Stryker who is the contractor for the

project, and Lance Bach with the Montrose Veterans Memorial Coalition. Mr. Dowsey said that this project has been in progress since 2022 and this Memorandum of Agreement provides a framework to bring the project to fruition. Mr. Dowsey stated that a memorandum of agreement was executed in 2024 before costs were determined. The design is now complete, costs are determined, and this will be the final agreement. Montrose County and the Montrose Veterans Memorial Coalition have signed the agreement. Upon approval by City Council this evening, work on the project can proceed.

A video was shown by the Veterans Memorial Coalition connecting the 250th anniversary of the signing of the Declaration of Independence, the 150th anniversary of the State of Colorado, and the establishment of the Memorial in this significant year.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, 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. All voted yes. Motion passed.

Mayor Dave Frank acknowledged all veterans present.

2026 PARKS MAINTENANCE CONTRACT AWARD

City Council considered 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.

Parks Superintendent Jon Waschbusch reported no changes to the contract since discussion at the March 16 work session. Mr. Waschbusch stated that the contract covers weekly mowing, trimming, and irrigation checks at 13 of the City's parks for the 2026 growing season. Mr. Waschbusch said the City has contracted parks maintenance since 2023 with good results.

Mr. Waschbusch reviewed the bid process. Five qualified proposals were received, with the top two numerically tied. Price was the deciding factor. Mr. Waschbusch recommended awarding the contract to Green and Bearit which was the most recent contractor.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, 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. All voted yes. Motion passed.

LEASE AGREEMENT FOR 703 S. 9TH STREET

City Council considered 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.

Community Development Director Jace Hochwalt clarified the address of the building which is 703 S. 9th Street. Mr. Hochwalt reported that the City owns the facility and began renovations in August 2025 to convert the 4,200 square foot building into a licensed childcare center. Interior construction is complete with minor exterior and landscaping work remaining. Mr. Hochwalt said the childcare facility will open on May 4.

Mr. Hochwalt stated that City Council approved an operator agreement with Access Early Education Foundation on October 7. The City will lease the facility at a nominal rate and will cover most utility costs to support the program's long-term sustainability. Mr. Hochwalt said the furniture and equipment will remain with the building if the lease is terminated. The five-year lease has the same term as the operator agreement. Mr. Hochwalt said Access will manage the day-to-day operations in compliance with all applicable licensing regulations while the City retains ownership of the facility and property.

Mr. Hochwalt recommended approval stating that the project helps meet a critical need within the community. The daycare facility will be open to city employees, partner organizations, and the public.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, 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. All voted yes. Motion passed.

ORDINANCE 2708 - SECOND READING

City Council considered 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.

Senior Planner William Reis reported that the land swap involving Volunteers of America and Magic Circle was discussed at several meetings. The 4.14 acre site is owned by the City and would be rezoned upon transfer to VOA. Mr. Reis said that since the property would no longer be owned by the City it would be appropriate to rezone from "P," Public District, zoning.

Mr. Reis reviewed rezone criteria and the intent of the R-3A zoning district. Mr. Reis stated that this rezone does not change the allowed density but imposes new height and setback limitations.

Mr. Reis recommended approval stating that the proposal meets rezone criteria and is compatible with existing uses in the surrounding area.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2708 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2709 – SECOND READING

City Council considered 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 McCall Boundary Line Adjustment from "R-3A," Medium Density District, to "R-2," Low Density District.

Senior Planner William Reis reported that the rezone request is the result of a boundary line adjustment between two differently zoned properties. Mr. Reis said the rezone of the 0.07 acre parcel would place the entire property within the R-2 zoning designation and avoid a split zone situation.

Mr. Reis recommended approval stating that the request meets rezone criteria.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to adopt Ordinance 2709 on second reading as presented. All voted yes. Motion passed.

MATTEO'S ADDITION ANNEXATION

A hearing was held on the annexation of the Matteo's Addition.

Mr. Reis reviewed the annexation timeline and the location of the 1.23 acre site with the address of 67135 N Road. The property is located within the Urban Growth Boundary and City of Montrose water and sewer service areas. Mr. Reis stated that the property is eligible for annexation and connection to City utilities.

Mr. Reis said the applicant requested R-2, Low Density District, zoning designation which provides primarily for single-household detached and duplex dwellings. The property is surrounded on three sides by properties with R-2 zoning designation. Annexation will reduce the size of an existing enclave. The Planning Commission unanimously recommended approval on March 25. An Annexation Agreement is required, and an Annexation Impact Report is not required.

Mr. Reis recommended approval of Resolution 2026-05, Ordinance 2711, and Ordinance 2712.

Resolution 2026-05: City Council considered Resolution 2026-05, findings of fact for the Matteo's Addition annexation.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Resolution 2026-05 as presented. All voted yes. Motion passed.

Ordinance 2711 – First Reading: City Council considered Ordinance 2711 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Matteo's Addition. A hearing was held.

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 Judy Ann Files, to pass Ordinance 2711 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2712 – FIRST READING

City Council considered Ordinance 2712 on first reading, providing for the zoning of the Matteo's Addition as an "R-2," Low Density District. A hearing was held.

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 2712 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2691 – SECOND READING

City Council considered Ordinance 2691 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the JC Mitchell Addition.

Senior Planner William Reis reviewed the timeline for the annexation and said that an annexation hearing was held on October 7, 2025. Issues with the plat that have since been resolved delayed the second readings of the annexation and zoning ordinances.

Mr. Reis reviewed the annexation schedule and the location of the 4.85 acre site within the Urban Growth Boundary and City of Montrose water and sewer service areas. Mr. Reis said the annexation request is the result of a boundary line adjustment between city and county properties, and annexation reduces the size of an existing enclave.

Mr. Reis reported that the proposed zoning is R-2, Low Density District, which matches the remainder of the property. An Annexation Agreement is required, and an Annexation Impact Report is not required.

Mr. Reis recommended adoption of Ordinance 2691 and Ordinance 2692.

Public comment was accepted. No comments were received.

A motion was made by Judy Ann Files, seconded by Doug Glaspell, to adopt Ordinance 2691 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2692 – SECOND READING

City Council considered Ordinance 2692 on second reading, providing for the zoning of the JC Mitchell Addition as an "R-2," Low Density District.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2692 on second reading as presented. All voted yes. Motion passed.

BEAR CREEK SUBDIVISION AMENDMENT 5 AMENDED PRELIMINARY PLAT

City Council considered the Bear Creek Subdivision Amendment 5 Amended Preliminary Plat.

City Councilor J. David Reed recused himself from this agenda item. Mr. Reed left the City Council Chambers at 6:47 p.m.

Senior Planner William Reis reviewed the location of the property on Outlot 9B of Bear Creek Subdivision Filing No. 9B, and said this is a renewal and amendment of previous Bear Creek filings. Mr. Reis stated that the project site is 24.5 acres zoned R-3A, Medium High Density District, and R-5, Low Density/Manufactured Housing District. The property is within Bear Creek PD Plan Amendment 3, approved in 2004, which allows for deviations and identifies areas where the builder has the ability to construct multifamily or townhome units in the R-3A zoning.

Mr. Reis stated that the subdivision request proposes 119 residential lots including 71 single family and 48 town home units. The final plat will formally create the lot lines, and the townhomes would be individually conveyable. Mr. Reis reviewed subdivision and PD processes, review standards, and zoning regulations. The Planning Commission unanimously recommended approval on March 25.

Mr. Reis recommended approval with the standard condition stating that the Preliminary Plat is in compliance with Subdivision Regulations and the Comprehensive Plan and meets the intent of the Bear Creek PD Plan Amendment 3.

City Engineer Scott Murphy highlighted frontage improvements along 6530 Road and Lincoln Road that will include pedestrian improvements and a continuation of recreational trails.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Judy Ann Files, 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. All present voted yes. Motion passed.

Mr. Reed rejoined the meeting at 6:57.

MEMORANDUM OF AGREEMENT WITH YEAGER FAMILY ENTERPRISES

City Council considered 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.

City Engineer Scott Murphy reported that this agenda item and the following item are connected and will have one presentation. Mr. Murphy stated that the property is located in the vicinity of the San Juan and Townsend intersection. A parcel behind the Maverik store previously operated as a tire shop and is being redeveloped into a cabinet shop with granite sales and manufacturing. Mr. Murphy said that redevelopment of the area has been hindered by right of way issues. The developer would like to use the right of way to install landscaping along the frontage, and right of way would be preserved by the City for future widening of Cascade Avenue. Mr. Murphy said the intent is to formalize property boundaries and beautify the area, and the MOU creates the framework. There is no compensation involved in the transaction.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Ed Ulibarri, to approve the memorandum of agreement with Yeager Family Enterprises as presented. All voted yes. Motion passed.

ORDINANCE 2710 – FIRST READING

City Council considered Ordinance 2710 on first reading, an Ordinance of the City of Montrose, Colorado, vacating portions of right of way within the City of Montrose. A hearing was held.

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 2710 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Wastewater Treatment Plant Project Update

Utilities Director David Bries provided the first of regular updates for the Wastewater Treatment Plant Project. Mr. Bries reported that a ground breaking ceremony was held on March 16 and work began immediately after. The project total is \$33,622,298.00. To date \$3,155,401.66 was spent on design, plus the March payment of \$1,423,558.57.

YOUTH CITY COUNCIL REPORT

A Youth City Council report was not provided.

CITY COUNCIL COMMENTS

Mayor Dave Frank announced that The Association, located in the restored Potato Growers Building, was awarded the Stephen H. Hart Award for Historic Preservation on April 8. Last week, the Rathbone Hotel & Parlor Bar won a “Best Project” award at the Downtown Colorado, Inc. (DCI) conference in Grand Junction.

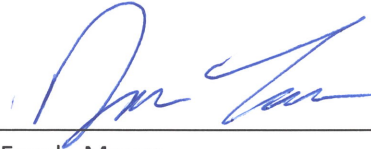
ADJOURNMENT

The meeting adjourned at 7:16 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk



Dave Frank, Mayor

