



**REGULAR CITY COUNCIL MEETING AGENDA**  
**Tuesday, May 5, 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 Michael J. Badagliacco
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) Mental Health Awareness Month Proclamation
- 6) National Therapy Animal Day Proclamation



7) **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.

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

City Council consideration of the minutes of the April 21, 2026, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the April 21, 2026, regular City Council meeting as presented.

9) **QUASI-JUDICIAL ITEMS**

A) **NEW TAVERN LIQUOR LICENSE APPLICATION** (15 minutes)

City Council consideration of an application for a new Tavern liquor license at 439 E. Main Street for Double Barrel Taco Company LLC, doing business as The Rye & The Rose, for consumption on the licensed premises. *Staff: Attorney Chris Dowsey*

Action: Hold a hearing. Consider making a motion to approve a new Tavern liquor license at 439 E. Main Street for Double Barrel Taco Company LLC, doing business as The Rye & The Rose for consumption on the licensed premises.

B) **COLORADO OUTDOORS AMENDMENT 3 PRELIMINARY PLANNED DEVELOPMENT PLAN** (10 minutes)

City Council consideration of the Colorado Outdoors Amendment 3 Preliminary Planned Development Plan. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the Colorado Outdoors Amendment 3 Preliminary Planned Development Plan



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 Planned Development. The City staff is not authorized by this approval to execute the Final Planned Development prior to all conditions being satisfied.

C) **ORDINANCE 2713 - FIRST READING** (15 minutes)

City Council consideration of Ordinance 2713 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of 701 North Grand Avenue from "R-3," Medium Density District, to "I-1," Light Industrial District. *Staff: Senior Planner William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2713 on first reading as presented.

D) **ORDINANCE 2714 - FIRST READING** (15 minutes)

City Council consideration of Ordinance 2714 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 13, Court Park Filing No. 1 from "B-3," General Commercial District, to "I-1," Light Industrial District. *Staff: Senior Planner William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2714 on first reading as presented.

E) **STAR COURT LOT 7 TOWNHOMES PRELIMINARY PLAT** (10 minutes)

City Council consideration of the Star Court Lot 7 Townhomes Preliminary Plat. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the Star Court Lot 7 Townhomes 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.

10) **VETERANS MEMORIAL PROJECT EXPENSE AUTHORIZATION** (15 minutes)

City Council consideration of the authorization of \$600,000.00 for the construction of the Montrose Veterans Memorial Plaza, including a construction contract with Stryker and Company as the General Contractor. *Staff: Public Works Director Jim Scheid*



Action: Accept public comment. Consider making a motion to authorize \$600,000.00 for the construction of the Montrose Veterans Memorial Plaza, including a construction contract with Stryker and Company as the General Contractor as presented.

11) **EQUIPMENT PURCHASE RECOMMENDATION** (15 minutes)

City Council consideration of the authorization of heavy equipment purchases for the total amount of \$1,591,861.58. *Staff: Public Works Director Jim Scheid and Fleet Superintendent Shane Brandt*

Action: Accept public comment. Consider making a motion to authorize heavy equipment purchases for the total amount of \$1,591,861.58 as presented.

12) **LETTER OF INTENT TO DONATE LAND IN SUPPORT OF MADA'S PROP 123 LAND BANKING PROJECT**

City Council consideration of the authorization of City Manager Bill Bell to send a Letter of Intent to the Mexican American Development Association (MADA) that the City of Montrose will donate land to Kinikin Real Estate LLC in support of a Low Income Housing Tax Credit project located on the old Kinikin meat processing site. *Staff: City Manager Bill Bell*

Action: Accept public comment. Consider making a motion to authorize City Manager, Bill Bell to send a letter of intent to donate land in support of the Mexican American Development Association's Prop 123 Land Banking Project.

13) **STAFF REPORTS**

- A) **Wastewater Treatment Plant Project Update** (10 minutes)  
*Staff: Utilities Director David Bries*

14) **CITY COUNCIL COMMENTS**

15) **MOTION TO ADJOURN**