



MONTROSE CITY COUNCIL

May 5, 2026

A regular meeting of the Montrose City Council was held on Tuesday, May 5, 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

Michael Badagliacco, Ed Ulibarri, Dave Frank, J. David Reed, Adam Woodden, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, David Bries, Tim Cox, Larry Witte, Scott Murphy, Matt Magliaro, Gunnison Clamp, Greg Stunder, Jim Scheid, Jace Hochwalt, William Reis

GUESTS

Chris Zimmer, David Dragoo, John Brown, Alice Murphy, Doug Glaspell, Lindsey Blanchard, Ray Blanchard, Janet Eckerdt, Karen Sherman Perez, John Renfrow, Sarah Curtis, Kay Schritter, Bethany Maher, Holly Speaks, Kim Townsend Spangrude, David Eckman, Lori Sharp, Robin Grossman

CALL TO ORDER

Mayor Michael Badagliacco 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.

MENTAL HEALTH AWARENESS DAY PROCLAMATION

Mayor Michael Badagliacco and the Montrose City Council proclaimed the month of May 2026 as Mental Health Awareness Month in the City of Montrose. Mayor Badagliacco presented the proclamation to Sarah Curtis with Tri-County Health Network.

NATIONAL THERAPY ANIMAL DAY PROCLAMATION

Mayor Michael Badagliacco and the Montrose City Council proclaimed Thursday, April 30, 2026, as National Therapy Animal Day in the City of Montrose. Mayor Badagliacco presented the proclamation to Kay Schritter with Morning Star Therapy Dogs.

CALL FOR PUBLIC COMMENT

Kim Townsend Spangrude spoke in support of the Hispanic community, in opposition to a non-sanctuary city declaration, and in support of providing Spanish language translation at City Council meetings.

David Eckman spoke in support of the façade improvement grant program.

John Brown spoke in support of community participation in the National Day of Prayer on May 7 and in the One Nation Under God event on May 17.

John Renfrow spoke in support of City staff and in support of changes to the City organization being made slowly and thoughtfully.

Lori Sharp spoke in support of City staff and in support of partnerships with nonprofit organizations. Ms. Sharp also spoke in support of City Council retaining existing staff.

Karen Sherman Perez spoke in support of City staff and in support of City Council avoiding personal agendas, using due diligence, and researching before making decisions. Ms. Sherman Perez also encouraged tolerance, unity, and inclusion.

Robin Grossman spoke in support of the City's approach to growth and business development, business support, the façade improvement grant program, and the DART program.

City Councilor J. David Reed and Mayor Michael Badagliacco thanked those who spoke in support of City staff.

APPROVAL OF MINUTES

City Council considered the minutes of the April 21, 2026, regular City Council meeting.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the minutes of the April 21, 2026, regular City Council meeting as presented. All voted yes. Motion passed.

NEW TAVERN LIQUOR LICENSE APPLICATION

City Council considered 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. A hearing was held.

City Attorney Chris Dowsey stated that the application is in order, the fees have been paid, and a staff review of the application found no issues that would prevent the issuance of the license.

Applicants Ray and Lindsey Blanchard introduced themselves to City Council. Mr. Blanchard reviewed the plan for the business to operate as an upscale tavern with food, high-end whiskey, beer and wine.

The applicants agreed to the designation of the City of Montrose as the neighborhood, and said the establishment will enhance the downtown area and generate sales tax. Mr. Dowsey reviewed a summary of petitions circulated. A total of 150 signatures were submitted with 34 determined to be insufficient and 116 valid and in support of the license.

The applicants stated that they are familiar with Colorado liquor laws. Mr. Blanchard said that all staff will receive training and ID checks will be required. The applicants agreed to all licensees, managers, and servers completing the City's alcohol server training at the first opportunity.

Mr. Blanchard stated that due to the small kitchen in the building, most food items will be prepared at Ray's Corner Café and transported to the tavern.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted. No comments were received.

Mayor Badagliacco closed the hearing.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to approve 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 as presented. All voted yes. Motion passed.

COLORADO OUTDOORS AMENDMENT 3 PRELIMINARY PLANNED DEVELOPMENT PLAN

City Council considered the Colorado Outdoors Amendment 3 Preliminary Planned Development Plan.

Senior Planner William Reis said this agenda item and Ordinances 2713 and 2714 are related. Mr. Reis stated that this application would add properties at 701 N. Grand Avenue and Lot 13 of the Court Park Subdivision Filing No. 1 to an existing planned development. Mr. Reis provided background on the project and said that the majority the existing PD is zoned I-1, Light Industrial District. The proposed property additions are zoned R-3, Medium Density District, and B-3, General Commercial District. Mr. Reis said the proposal is to rezone both properties to I-1 to match the remainder of the existing Colorado Outdoors PD. Mr. Reis stated that the PD boundary is intended to match the MURA boundary, and the MURA boundary has been expanded to match.

Mr. Reis recommended approval with the standard condition stating that the Planned Development is in compliance with subdivision regulations and the Comprehensive Plan. Mr. Reis also recommended approval of Ordinances 2713 and 2714. The Planning Commission unanimously recommended approval of all three items on April 22.

Public comment was accepted. No comments were received.

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

ORDINANCE 2713 – FIRST READING

City Council considered 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. A hearing was held.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted. No comments were received.

Mayor Badagliacco closed the hearing.

A motion was made by Dave Frank, seconded by J. David Reed, to pass Ordinance 2713 on first reading as presented. All voted yes. Motion passed.

ORDINANCE 2714 – FIRST READING

City Council considered 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. A hearing was held.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted. No comments were received.

Mayor Badagliacco closed the hearing.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to pass Ordinance 2714 on first reading as presented. All voted yes. Motion passed.

STAR COURT LOT 7 TOWNHOMES PRELIMINARY PLAT

City Council considered the Star Court Lot 7 Townhomes Preliminary Plat.

Senior Planner William Reis reported that this application is to subdivide a property legally described as Lot 7 of the Miami Business Park Subdivision Filing No. 2 with the address of 738-748 E. Star Court. Mr. Reis stated that the project site is approximately 0.51 acres zoned R-4, High Density District. Mr. Reis said that six townhome lots are currently under construction on the site,

and if approved, this Preliminary Plat allows the townhomes to be individually conveyable. Mr. Reis reviewed subdivision and zoning regulations and the intent of the R-4 zoning designation. The property is surrounded on all sides by R-4 zoning.

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-4, High Density, zoning district.

Public comment was accepted. No comments were received.

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

VETERANS MEMORIAL PROJECT EXPENSE AUTHORIZATION

City Council considered the authorization of \$600,000.00 for the construction of the Montrose Veterans Memorial Plaza, including a sole source construction contract with Stryker and Company as the General Contractor.

City Councilor J. David Reed recused himself from this agenda item due to a conflict. Mr. Reed left the City Council Chambers at 6:56 p.m.

Public works director Jim Scheid reported that this agenda item is a follow-up to a previously approved memorandum of agreement between the City, Montrose County, and the Veterans Memorial Coalition. The MOA provided the framework and funding structure for the project, and this agenda item authorizes the funding. Mr. Scheid stated that the Veterans Coalition worked closely with Stryker and Company to negotiate donated and in-kind work. As a result, Mr. Scheid recommended a "cost plus" construction contract with a sole source. All cost and funding details are included in the meeting packet, and Mr. Scheid said no changes were made since the work session discussion on April 20.

Public comment was accepted.

John Brown spoke in support of the project and in support of veterans.

A motion was made by Dave Frank, seconded by Ed Ulibarri, 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. All present voted yes. Motion passed.

Mr. Reed rejoined the meeting at 7:01 p.m.

EQUIPMENT PURCHASE RECOMMENDATION

City Council considered the authorization of heavy equipment purchases for the total amount of \$1,591,861.58.

Public Works Director Jim Scheid reported that this is the second vehicle and equipment purchase request for 2026. Vehicle purchases were approved at a meeting earlier this year. Mr. Scheid stated that each unit set for replacement has been contributing to the Fleet Fund which then covers the cost of replacement. Mr. Scheid said these items are being purchased through a cooperative agreement which allows the City to take advantage of government pricing. Each item was discussed in detail at the April 21 work session, and the total purchase amount for all equipment items is under budget by \$64,138.42.

Mr. Scheid stated that a list of equipment and vehicles for disposal is brought to City Council each year. Each vehicle scheduled for replacement is included on the disposal list. Most items are sold at auction when the replacement is received. Others are sold to municipalities within the region.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to authorize heavy equipment purchases for the total amount of \$1,591,861.58 as presented. All voted yes. Motion passed.

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

City Council considered 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.

Mayor Pro Tem Ed Ulibarri recused himself from this agenda item because he sits on the MADA Board of Directors. Mr. Ulibarri left the City Council Chambers at 7:09 p.m.

City Manager Bill Bell reported that the property being considered for donation is the City's former green waste site at the north end of Park Avenue adjacent to the Kinikin Processing site. Development of the property is limited by aerial restrictions for a nearby airport runway, but affordable housing on the site is feasible. Mr. Bell stated that the parcel has access to the downtown area via Park Avenue, is near Community Options and the Maverik store, and an All Points Transit bus route is nearby. Mr. Bell said the land donation is intended to promote affordable housing in the community which has been identified as a major concern.

MADA Executive Director Bethany Maher reviewed attempts by MADA to qualify for the PROP 123 funding and said the organization aims to address the need for affordable housing and childcare. Projects must be shovel-ready and constructed within 5 years. Ms. Maher said MADA was awarded \$725,000.00, and the City's land donation helps make the project a reality.

Mr. Bell stated that the Letter of Intent to Participate is needed to meet a May 26 deadline. An Ordinance to transfer the property will be included on the May 19 City Council meeting agenda for first reading.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Dave Frank, 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. All present voted yes. Motion passed.

Mr. Ulibarri rejoined the meeting at 7:16 p.m.

STAFF REPORTS

Wastewater Treatment Plant Improvement Project Update

Utilities Director David Bries provided an update on the progress of the Wastewater Treatment Plant Improvement Project. Mr. Bries stated that the total project costs are \$33.6 million, and to date approximately \$4.5 million has been expended.

Introduction of Senior Management Fellow Chris Zimmer

Deputy City Manager Ann Morgenthaler introduced Chris Zimmer, deputy to the garrison commander at Fort Drum, New York, who is visiting Montrose this week as part of the ICMA Senior Fellow Program for army career professionals. City Manager Bill Bell provided an overview of the program and welcomed Mr. Zimmer and his wife, Rosa. Mr. Bell said Montrose is proud to be selected for the program this year and invited City Councilors to participate in the itinerary for the week. Mr. Zimmer thanked the City for hosting him.

CITY COUNCIL COMMENTS

City Councilor Dave Frank announced that City Manager Bill Bell was named 2026 City Manager of the Year by *Gov Business Review*, a national publication that recognizes city managers across the country.

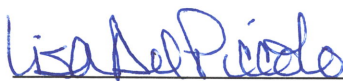
Mr. Frank also invited the community to the Montrose Mudder. A concert and drone show is scheduled for Friday, May 8, at the Montrose Rotary Amphitheater, and the race will be held on Saturday, May 9, in Cerise Park. This annual event raises funds for the Montrose High School Rotary Interact Club projects.

Mayor Pro Tem Ed Ulibarri invited the community to the ground breaking ceremony for the Montrose Veterans Memorial on May 15 at the Memorial site adjacent to the Botanic Gardens and the Montrose Pavilion.

ADJOURNMENT

The meeting adjourned at 7:38 p.m. with no further action taken.

ATTEST:



Lisa DelPiccolo, City Clerk





Michael J. Badagliacco, Mayor