



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, June 2, 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 Senior Deputy City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) **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.

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

City Council consideration of the minutes of the May 19, 2026, regular City Council meeting. *Staff: Senior Deputy City Clerk Briceida Ortega*

Action: Consider making a motion to approve the minutes of the May 19, 2026, regular City Council meeting as presented.

7) **QUASI-JUDICIAL ITEMS**

There are no quasi-judicial items on this agenda.

8) **RESOLUTION 2026-06** (10 minutes)

City Council consideration of Resolution 2026-06 setting July 7, 2026, as the hearing date for the El Chapin Addition annexation. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to adopt Resolution 2026-06 as presented.

9) **ORDINANCE 2715 - SECOND READING** (10 minutes)

City Council consideration of Ordinance 2715 on second reading, an Ordinance of the City of Montrose, Colorado, authorizing the disposal of real property located at 931 and 939 North Park Avenue pursuant to § 1-9-2 of the Official Code of the City of Montrose. *Staff: City Manager Bill Bell*

Action: Accept public comment. Consider making a motion to adopt Ordinance 2715 on second reading as presented.



10) **ORDINANCE 2716 - FIRST READING** (10 minutes)

City Council consideration of Ordinance 2716 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title 5 Chapter 15 Sections 7 and 22, to reflect recodification of certain sections of the Colorado Revised Statutes. *Staff: City Attorney Chris Dowsey*

Action: Hold a hearing. Consider making a motion to pass ordinance 2716 on first reading as presented.

11) **RESOLUTION 2026-07** (10 minutes)

City Council consideration of Resolution 2026-07, a Resolution of the City Council of the City of Montrose, Colorado, authorizing the filing of a Co-Responder Program grant through the Colorado Department of Health Services. *Staff: Police Chief Blaine Hall*

Action: Accept public comment. Consider making a motion to adopt Resolution 2026-07 as presented.

12) **RIO GRANDE/EAST OAK GROVE ROUNDABOUT AND PHASE I RIO GRANDE EXTENSION PROJECT COMPLETION CONSTRUCTION CONTRACT AWARD** (15 minutes)

City Council consideration of a contract award to Ridgway Valley Enterprises in the amount of \$2,514,523.00 to complete the Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Project. *Staff: City Engineer Scott Murphy*

Action: Accept public comment. Consider making a motion to award a contract to Ridgway Valley Enterprises in the amount of \$2,514,523.00 to complete the Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Project as presented.

13) **STAFF REPORTS**

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

14) **CITY COUNCIL COMMENTS**

15) **ADJOURNMENT**



MONTROSE CITY COUNCIL

May 19, 2026

A regular meeting of the Montrose City Council was held on Tuesday, May 19, 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 Wooden, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, William Reis, Leeanne Whittaker, Heather MacDougall, Scott Murphy, Jace Hochwalt, Tim Cox, Greg Stunder, Matt Magliaro, Jim Scheid, Blaine Hall

GUESTS

Tony Hoag, Janet Eckerdt, Leah Vandersluis, Kim Spangrude, Beth McCorkle, Dave Stockton, Connie Pittenger, Phoebe Benziger, Jim Haugsness, Evelyn Greenman-Baird, Greg Cairns, David Dragoo, Dave Bowman, Ricardo Perez, Bradley Switzer, Jayne Bilberry, Alice Murphy, Ryan Sedgeley, Nicole Sedgeley, Jennifer Jones, Bill Bottomly

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.

CALL FOR PUBLIC COMMENT

Kim Spangrude thanked city staff for providing Spanish translation services for the meeting. Ms. Spangrude spoke in opposition to a non-sanctuary city declaration by the City Council.

Bradley Switzer spoke in opposition to a utility bill sent to Delta Montrose Youth Services, also known as the nonprofit organization "Partners," in the amount of \$1,949.32 for a billing error. It was agreed that City Council should not comment on the issue in case it is brought before them in the future.

Dave Stockton spoke in opposition to a non-sanctuary city declaration by the City Council. Mayor Pro Tem Ed Ulibarri stated that he supports respecting the law.

Evelyn Greenman-Baird spoke in opposition to the City Council declining a Pride Month proclamation. City Councilor J. David Reed read a statement supporting Montrose Pride and inclusiveness. Mayor Michael Badagliacco spoke in support of making sure everyone is welcome, honored, and able to live authentically and spoke in opposition to proclamations that support one specific group.

Connie Pittenger questioned why residents of her neighborhood did not receive an emergency notification during an active shooter situation last weekend.

Dave Bowman questioned how the City Council came to the decision to decline a Pride Month proclamation without an official vote. City Attorney Chris Dowsey said that proclamations are not voted on and are not a true official act but are ceremonial. City Councilors are asked individually whether they support the proposed proclamation. City Manager Bill Bell stated that the mayor alone can decide on the issuance of a proclamation.

Ryan Sedgeley spoke in opposition to a non-sanctuary city by the City Council and in support of the City Council reversing its decision on the Pride Month proclamation.

Phoebe Benziger questioned how many proclamation requests are received. Ms. Benziger also spoke in opposition to excluding members of the community.

APPROVAL OF MINUTES

City Council considered the minutes of the May 4, 2026, special City Council meeting and the May 5, 2026, regular City Council meeting.

A motion was made by Ed Ulibarri, seconded by J. David Reed, to approve the minutes of the May 4, 2025, special City Council meeting and the May 5, 2026, regular City Council meeting as presented. All voted yes. Motion passed.

COLORADO OUTDOORS AMENDMENT 3 FINAL PLANNED DEVELOPMENT PLAN

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

Senior Planner William Reis reported that this item is similar to the Colorado Outdoors Amendment 3 Preliminary Planned Development Plan discussed at the May 5 City Council meeting, and this item is related to agenda items 7B, Ordinance 2713, and 7C, Ordinance 2714. These three agenda items bring two additional properties into the existing Colorado Outdoors PD: 701 N. Grand Avenue and Lot 13 of the Court Park Subdivision Filing No. 1.

Mr. Reis stated that the majority of the Colorado Outdoors PD is zoned I-1, Light Industrial, though commercial uses are also allowed. The proposed zoning designation is I-1 to match. Mr. Reis said 701 N. Grand is currently zoned R-3, Medium Density District, and Lot 13 of the Court Park Subdivision Filing No. 1 is currently zoned B-3, General Commercial District. Mr. Reis stated that in order to expand the Colorado Outdoors PD, every individual owner must sign.

Mr. Reis recommended approval of Colorado Outdoors Amendment 3 Final Planned Development Plan with the standard condition stating that the request is in compliance with subdivision and PD regulations. Mr. Reis also recommended adoption of Ordinance 2713 and Ordinance 2714 as presented.

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 Final 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 – SECOND READING

City Council considered Ordinance 2713 on second 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.

Public comment was accepted. No comments were received.

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

ORDINANCE 2714 – SECOND READING

City Council considered Ordinance 2714 on second 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.

Public comment was accepted. No comments were received.

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

STAR COURT LOT 7 TOWNHOMES FINAL PLAT

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

Senior Planner William Reis stated that this item proposes subdividing a building currently under construction into 6 townhome lots. The project site is a 0.51 acre lot legally described as lot 7 of the Miami Business Park Subdivision Filing No. 2, with an address of 738 - 748 E. Star Court. Mr. Reis stated that no new roads, water lines, or sewer lines are being dedicated to the City. The property is zoned R-4, High Density District, which allows the applicant to convey townhome lots for individual ownership.

Mr. Reis recommended approval with the standard condition stating that the final plat is in compliance with subdivision regulations and the Comprehensive Plan as well as the zoning designation.

Public comment was accepted. No comments were received.

A motion was made by Adam Woodden, seconded by Ed Ulibarri, to approve the Star Court Lot 7 Townhomes Final 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.

ORDINANCE 2715 FIRST READING

City Council considered Ordinance 2715 on first reading, an Ordinance of the City of Montrose, Colorado, authorizing the disposal of real property located at 931 and 939 North Park Avenue pursuant to § 1-9-2 of the Official Code of the City of Montrose. A hearing was held.

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 6:49 p.m.

City Manager Bill Bell reviewed the location of the property which was previously used as the City's green waste site adjacent to the Kinikin Processing building. Mr. Bell said that MADA Executive Director Bethany Maher and private developers approached the City with a proposal to combine property parcels for the development of affordable housing. Mr. Bell stated that if the project falls through, the property reverts back to the City of Montrose, and the City is donating the property to the project to meet the community need for affordable housing.

Mr. Bell said the proposed site layout meets the FAA restrictions associated with an airport flight path in the vicinity.

Mayor 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 2715 on first reading as presented. All present voted yes. Motion passed.

Mr. Ulibarri rejoined the meeting at 6:55 p.m.

HOTEL & LODGING TAX ALLOCATION GRANT RATIFICATION

City Council considered the ratification of a Hotel and Lodging Tax Allocation Grant in the amount of \$55,000.00 to All Points Transit to assist with emergency needs resulting from state funding cuts.

City Manager Bill Bell reported that this topic was discussed at the May 18 work session with All Points Transit representatives present. Mr. Bell said that when the lodging tax increase was approved by voters in 2024, a percentage of the revenues was designated for public transit, and an online grant application form was posted on the City website. Mr. Bell said that state budget cuts resulted in reduced funding for All Points Transit and prompted the grant application. The grant funding will allow continued transit service within the City of Montrose until budget issues are resolved. Mr. Bell stated that the city manager's spending authority is \$50,000.00. He approved the grant application administratively and brought it to City Council for ratification.

City Councilors discussed individual support for the project and discussed whether incremental payments or one payment was best.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to ratify a Hotel and Lodging Tax Allocation Grant in the amount of \$55,000.00 to All Points Transit as presented. Adam Woodden voted no. All others voted yes. Motion passed.

6700 ROAD CEDAR CREEK BRIDGE REPLACEMENT DESIGN CONTRACT

City Council considered a contract award to Goff Engineering in the amount of \$141,819.00 for completion of design studies and civil design associated with the 6700 Road Cedar Creek Bridge Replacement Project.

City Engineer Scott Murphy reported no changes since a May 18 work session discussion. Mr. Murphy provided an overview of the project to replace the bridge on 6700 Road between Miami Road and Hwy. 50. The bridge is at the end of useful life by modern standards. Mr. Murphy said that design of the project is included in the 2026 budget for full replacement of the bridge. The bridge will be built to the minor arterial standard to accommodate eventual widening of 6700 Road.

Mr. Murphy reviewed the RFP process and said three bids were received. Mr. Murphy recommended awarding the contract to Goff Engineering, which submitted the low bid and received the highest rating. Mr. Murphy said the City has not worked with Goff Engineering in the past, but the proposal and references are good. The project includes design studies and permitting and also includes a sidewalk extension from the bridge to the Iron horse subdivision to the north, and to a new subdivision to the south. Mr. Murphy said the sidewalk extension will result in full connection from the Iron Horse subdivision at Hwy. 50 to the Community Recreation Center. Irrigation lines in the vicinity of the bridge will also be relocated as part of the project.

The 2026 budget includes \$250,000.00 for the design portion of the project, and the proposal is \$108,000.00 under budget. The contract is set up on a time and materials, not-to-exceed basis. Mr. Murphy stated that design will be completed this year, and project funding will be requested for the 2027 budget.

Grant funding for the project was discussed as well as the possibility of an additional entrance for the adjacent subdivision.

Public comment was accepted.

Bill Bottomly spoke in support of bike lanes on both sides of the road for enhanced safety. Mr. Murphy said that bike lanes are included in the template for the design.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to award a contract to Goff Engineering in the amount of \$141,819.00 for completion of the 6700 Road Cedar Creek Bridge Replacement Design Project as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use and Excise Tax Report

Sales Tax Manager Leeanne Whittaker provided a sales, use, and excise tax report for the month of March 2026. Ms. Whittaker reported that total General Fund sales and use tax collections were down 0.6 percent as compared to March of 2025 with a positive budget variance of 2.3 percent. Year-to-date collections were down 0.5 percent with a negative budget variance of 1.2 percent.

First Quarter Budget Review

Senior Accountant Heather MacDougall reported that the complete first quarter report is included in the meeting packet. Ms. MacDougall reported that General Fund revenues and expenditures are on track for the first quarter of the year.

CITY COUNCIL COMMENTS

City Councilor Dave Frank reported that City Engineer Scott Murphy gave a presentation at the West Slope Water Summit held earlier in the day. Mr. Frank reported that the City has adequate water supply. No mandatory water restrictions are being considered at the present time, but conservation is encouraged.

Mayor Michael Badagliacco thanked the members of the public in attendance.

ADJOURNMENT

The meeting adjourned at 7:27 p.m. with no further action taken.

ATTEST:

Michael J. Badagliacco, Mayor

Briceida Ortega, Senior Deputy City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Senior Planner
DATE: June 2, 2026
RE: El Chapin Addition Annexation
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

City Council Consideration:

City Council is considering the hearing date for the El Chapin Addition annexation application and the associated zoning. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

May 18:	Council Work Session Overview
June 2:	Council Resolution to set a hearing date
June 10:	Planning Commission zoning hearing
July 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
July 21:	2nd reading of annexation and zoning ordinances

Application Background:

The El Chapin Addition is a proposed annexation approximately 12.28 acres in size. The annexation consists of Parcel #376723210005, adjacent to 6600 Road. It is within the City's Urban Growth Boundary, the City of Montrose Sewer Service Area, and the City of Montrose Water Service Area.

Proposed Zoning: "R-3" Medium Density District

Applicant: Selvin Sandoval, El Chapin Investment Group, LLC



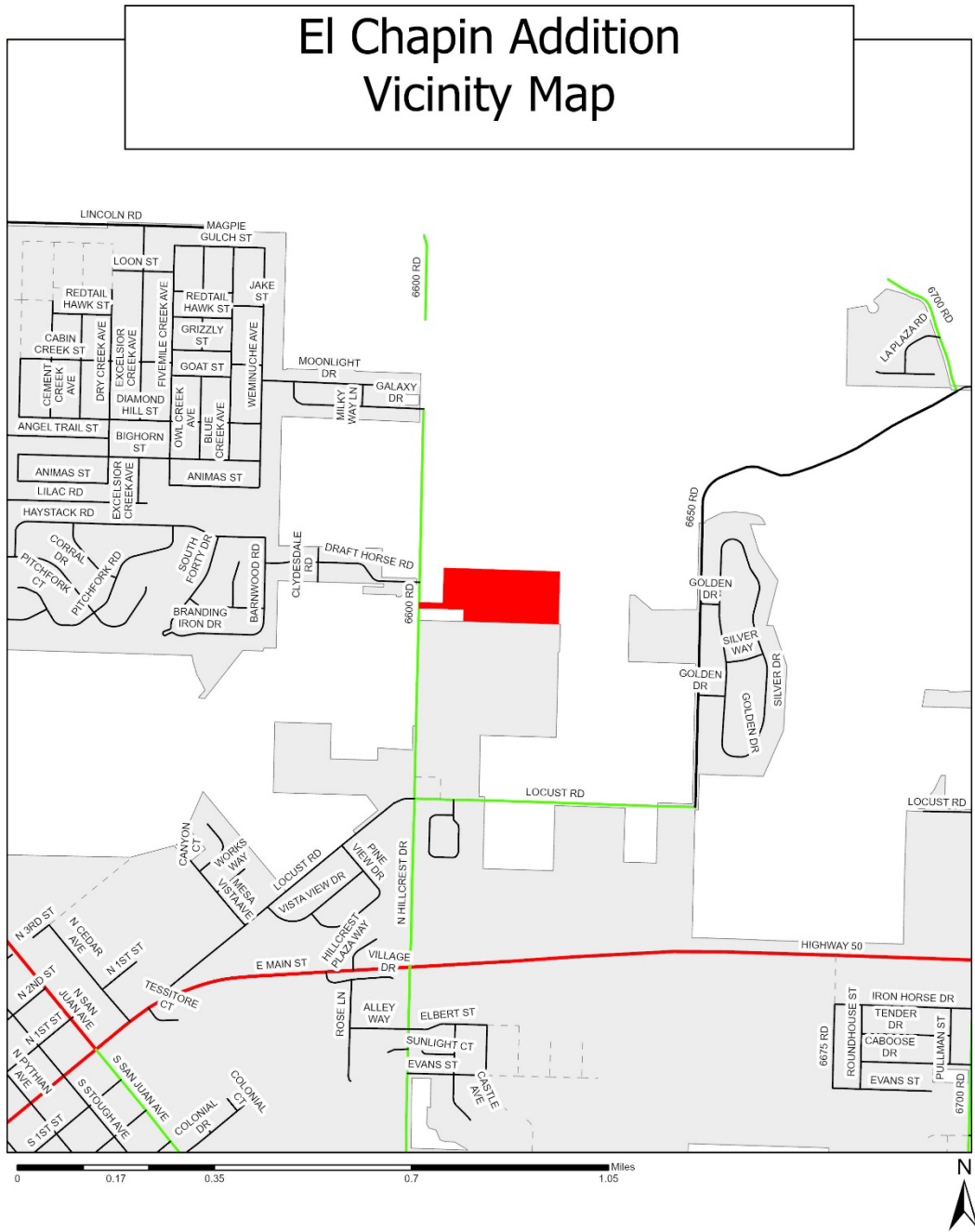
Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 11-7-12 (B), Zoning of Additions. "The zoning of additions for all property annexed to the City not previously subject to City zoning may be requested or initiated by the City Manager or the owner of any legal interest in the property or such owner's representative. Proceedings concerning the zoning of property to be annexed may commence at any time prior to the effective date of the annexation ordinance, or thereafter as allowed by law. The Planning Commission shall either recommend approval or denial of the requested zoning to the City Council, which can either ratify the Planning Commission's decision, or reverse it. The zoning of additions shall be subject to the review procedures of Chapter 11-4 and standards of Section 11-7-4 of this Title, and shall be allowed only upon findings as follows:
 - i. The amendment is not averse to the public health, safety and welfare; and
 - ii. The amendment is in substantial conformity with the Comprehensive Plan, or such zoning is compatible with conditions in the area, which have changed materially since the Comprehensive Plan was last updated."
 - b. Municipal Code, Section 11-7-5: The "R-3" Medium Density District is intended to provide for an area which is suitable primarily for single-household detached, attached and duplex dwellings, along with certain other compatible land uses.
 - c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "R-3A" Medium High Density District and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Black Jack Addition as Residential Mixed Density Low and Residential Mixed Density Medium. The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwellings units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.

5. The property is located within Growth Area 2. According to the Comprehensive Plan, Growth Area 2 contains an area that has some level of, or moderate proximity to, existing infrastructure.
6. The “R-3” zoning does not appear to be averse to the public health, safety and welfare.



EXHIBIT A: Maps



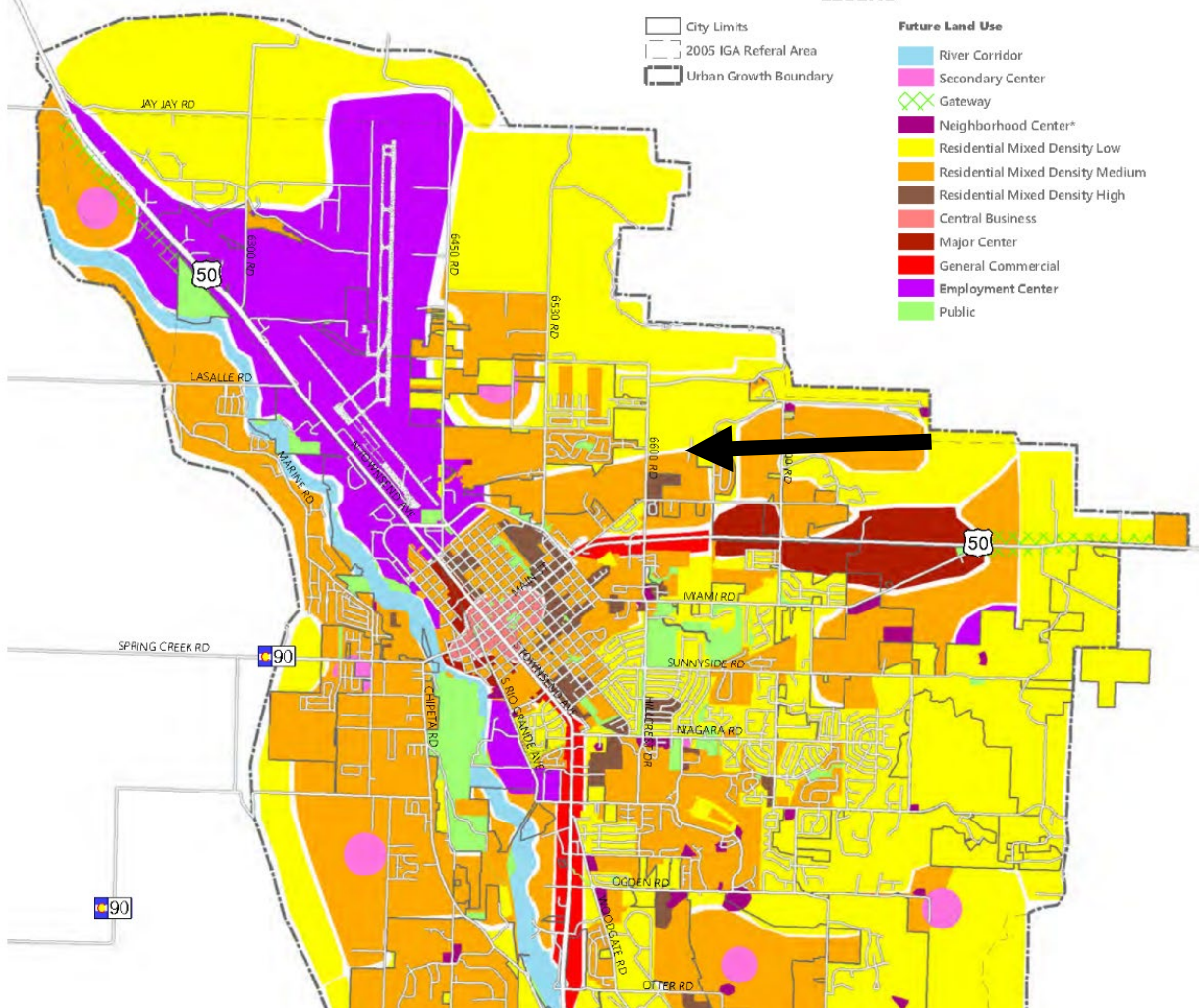
El Chapin Addition Proposed Zoning: "R-3"



Comprehensive Plan Future Land Use Map

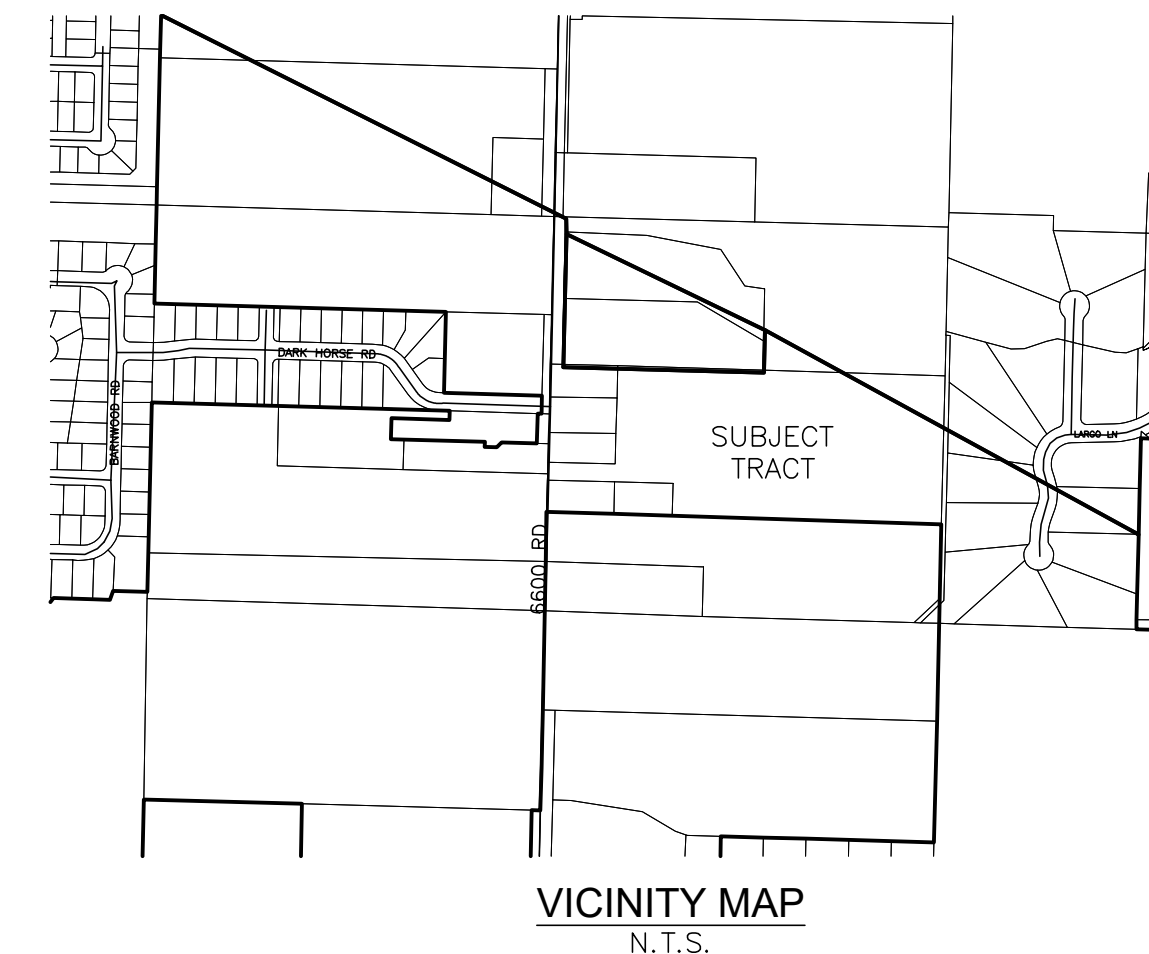
FUTURE LAND USE

MAP 5.1



EL CHAPIN ADDITION

SITUATED IN SW1/4NW1/4 SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



CITY LIMITS

TOTAL PERIMETER = 3630.71'
PERIMETER CONTIGUOUS TO CITY LIMITS 899.57'

NOTE:

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY.
IT IS A COMPILATION OF EXISTING RECORDS FOR THE
PURPOSE OF ANNEXATION.

PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE S1/2 N3/4 SW1/4 NW1/4 OF SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN MONTROSE COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 N3/4 SW1/4 NW1/4 SECTION 23; THENCE SOUTH 00°00'54" EAST, 495.84 FEET TO THE SOUTHEAST CORNER OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH 89°38'19" WEST ALONG THE SOUTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 899.57 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH, 108.19 FEET; THENCE WEST, 419.52 FEET TO A POINT ON THE WEST LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH ALONG SAID WEST LINE S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 60 FEET; THENCE LEAVING SAID WEST LINE EAST, 224.76 FEET; THENCE NORTH, 328.63 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE SOUTH 89°39'06" EAST ALONG SAID NORTH LINE A DISTANCE OF 1094.20 FEET TO THE POINT OF BEGINNING, AS SHOWN AS TRACT NO. 1 ON PLAT OF SURVEY RECORDED FEBRUARY 10, 2022 UNDER RECEPTION NO. 946776, COUNTY OF MONTROSE, STATE OF COLORADO.

SURVEYORS CERTIFICATE:

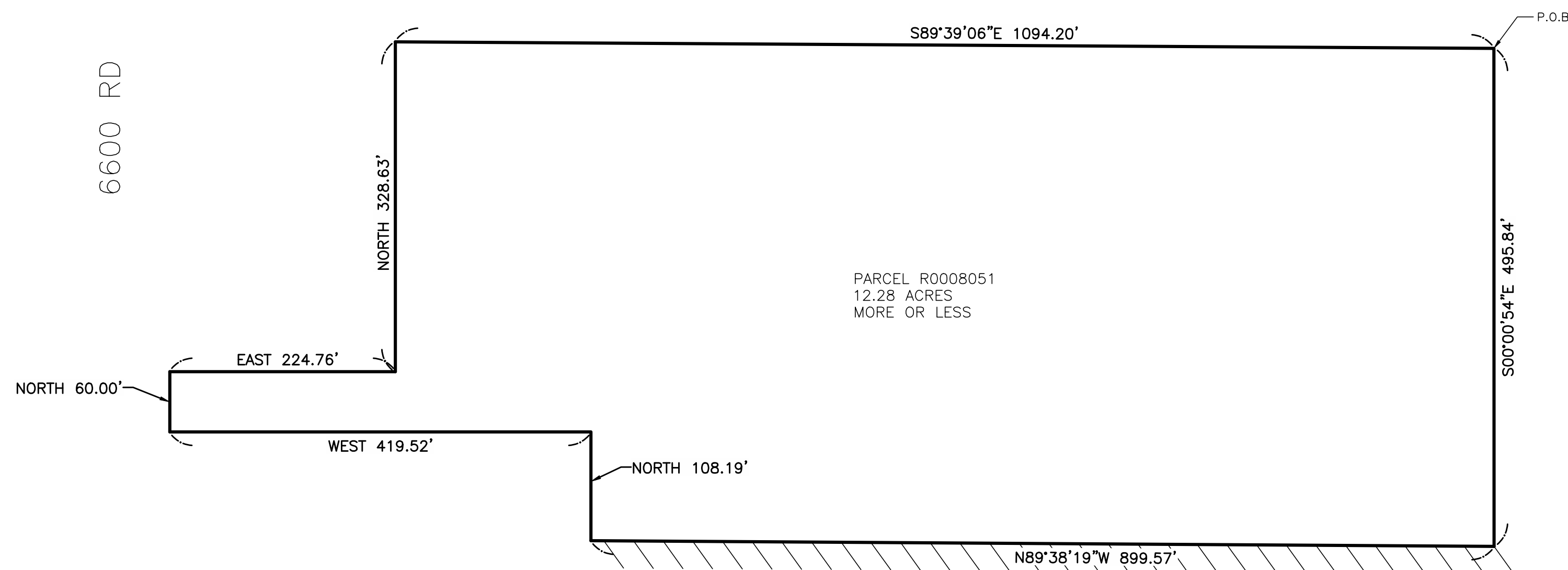
I, Frederick Ballard, a Professional Land Surveyor in the State of Colorado, do hereby certify Sandoval Addition Annexation Map prepared under my direct supervision.

FOR REVIEW

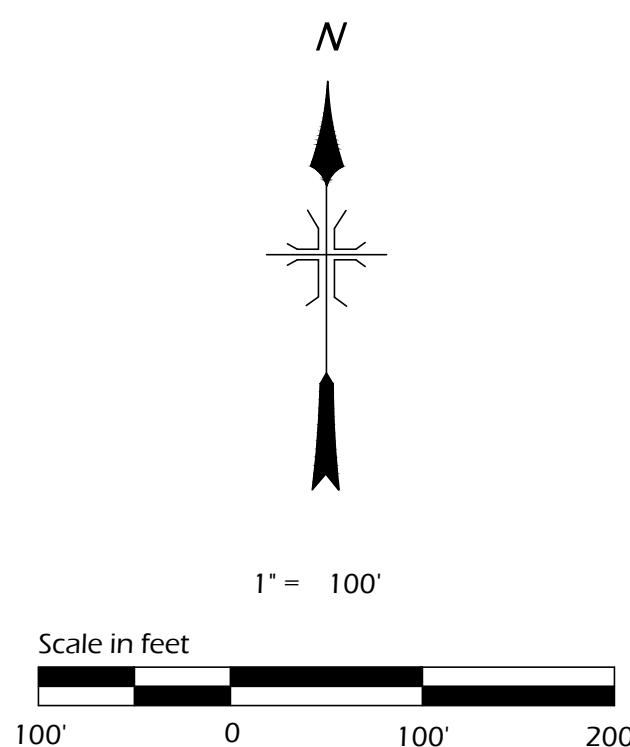
Frederick A. Ballard P.L.S. 37690

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____
m. on the ____ day of _____, 20____. Reception No. _____
County Clerk & Recorder by _____ Deputy



SUNSET VILLAGE ADDITION
RECEPTION NO. 963700



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.
\\DMS14\PROJECTS\ACTIVE_PROJECTS\2025\25186-SANDOVAL_6600_ROAD_SUBDIVISION\C3D\25186V_ANNX.DWG

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 248-2251 www.del-mont.com service@del-mont.com		TITLE EL CHAPIN ADDITION	
CLIENT: EL CHAPIN INVESTMENT GROUP LLC		ADDRESS & PHONE: PO BOX 3538 MONTROSE, CO		PHONE: 970-240-1808	
FIELD BOOK:	DRAWN BY: TRS	DATE: 2026-02-04	TYPE: ANNEX		
SHEET: 1 of 1	FILE: 25186V_ANNX	JOB NO.: 25186			

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
 - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
 - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction



of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
 - (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
 - (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
 - (c) The City Council shall approve or deny the appeal.
 - (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									



Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C
Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				1				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C

Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T

¹ Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
Automobile and vehicle sales, repair or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).								C	
Farm implement sales or service establishments					P	P			
Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground. (b) All fuel pumps, lubrication and service facilities shall be located at			P	P	P	P	C		

least 20 feet from any street right-of-way line.									
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								
Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve				C	C	C			

limited manufacturing of the products supplied									
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			

Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.			P	P	P	P			
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
Duplex	P		P	P	P	P	P	P	P

Group homes— handicapped/disabled 8 persons or less (see Sec. 11- 11-2)	P		P	P	P	P	P	P	P
Group homes— handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11- 7-6(E)(1—3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7- 6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11- 13-6(2))	T		T	T	T	T	T	T	T

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



RESOLUTION NO. 2026-06

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

1. The City Council hereby finds that the Annexation Petition submitted for the annexation of the property denominated as the **EL CHAPIN ADDITION**, as described on **Exhibit A** hereto, is in substantial compliance with the requirements of C.R.S. § 31-12-107(1), as amended.
2. The City Council shall hold a hearing to determine if the proposed annexation complies with C.R.S. §§ 31-12-104, 105, or such parts thereof as may be required to establish eligibility for annexation under the terms of C.R.S. Part 1, Article 12, Title 31. The hearing shall be held on the 7th day of July 2026, in the Montrose City Council Chambers at the Elks Civic Building at 6:00 P.M.

ADOPTED by the City Council of the City of Montrose, Colorado, this 2nd day of June 2026.

CITY OF MONTROSE, COLORADO

Michael Badagliacco, Mayor

ATTEST:

Briceida Ortega, Senior Deputy City Clerk

EXHIBIT A

Legal Description:

A TRACT OF LAND SITUATED IN THE S1/2 N3/4 SW1/4 NW1/4 OF SECTION 23, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN MONTROSE COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE S1/2 N3/4 SW1/4 NW1/4 SECTION 23; THENCE SOUTH 00'00'54" EAST, 495.84 FEET TO THE SOUTHEAST CORNER OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH 89'38'19" WEST ALONG THE SOUTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 899.57 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH, 108.19 FEET; THENCE WEST, 419.52 FEET TO A POINT ON THE WEST LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE NORTH ALONG SAID WEST LINE S1/2 N3/4 SW1/4 NW1/4, A DISTANCE OF 60 FEET; THENCE LEAVING SAID WEST LINE EAST, 224.76 FEET; THENCE NORTH, 328.63 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 N3/4 SW1/4 NW1/4; THENCE SOUTH 89'39'06" EAST ALONG SAID NORTH LINE A DISTANCE OF 1094.20 FEET TO THE POINT OF BEGINNING, AS SHOWN AS TRACTS NO. 1 AND NO. 2 ON PLAT OF SURVEY RECORDED FEBRUARY 10, 2022 UNDER RECEPTION NO. 946776, COUNTY OF MONTROSE, STATE OF COLORADO.

ORDINANCE NO. 2715

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AUTHORIZING THE DISPOSAL OF REAL PROPERTY LOCATED AT 931 AND 939 NORTH PARK AVENUE PURSUANT TO § 1-9-2 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE


WHEREAS, the property described and shown on the map in **Exhibit A** is not required for any public purpose by the City of Montrose;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that the real property located at 931 and 939 North Park Avenue Montrose, Colorado 81401 more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, may be conveyed, on forms acceptable to the City for reasonable consideration. Further, the City Council hereby authorizes the Mayor and City Staff to execute all documents required to legally consummate said conveyance.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the 19th day of May, 2026, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 19th day of May 2026.

ATTEST:



Lisa DelPiccolo, City Clerk





Michael Badagliacco, Mayor

INTRODUCED, READ and ADOPTED on second reading this 2nd day of June 2026.

ATTEST:

Lisa DelPiccolo, City Clerk

Michael Badagliacco, Mayor

Exhibit A

Parcel 1:

A tract of land located in Sections 21 and 28, Township 49 North, Range 9 West, N.M.P.M., described as beginning at the Southwest corner of the SE $\frac{1}{4}$ of Section 21, thence North 89°18' East 60.0 feet to the Easterly right of way of County Road, the point of beginning, thence South 45°19' East 423.26 feet; thence North 49°47' East 145.29 feet; thence North 41°13' West (city bearing equal North 41°30' West) 627.58 feet; thence South 0°42' East 270.18 feet, more or less, to the point of beginning; Subject to a non-exclusive easement along the Southeasterly 30 feet of said tract as a vehicular thoroughfare for access to the body shop on the property to the Southwest; as reserved in warranty deed recorded in Book 592, page 448; Subject to easements and rights of way of record or over and across said real property, particularly, Clear Zone Easement recorded in Book 510, pg. 363.
also known by street and number as: (none assigned)

Parcel 2:

Tract of Land in Lot Two (2), Section Twenty-eight (28), and Lots One (1) and Two (2) and Northwest Quarter Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) Section Twenty-one (21), Township Forty-Nine (49) North, Range Nine (9) West, New Mexico Principal Meridian described as beginning at a point 60 feet east of quarter corner between sections 21 and 28 aforesaid, thence south 42° 22' east 660 feet, more or less, to northwesterly boundary to City of Montrose, Colorado, thence in a northeasterly direction following said boundary line of City of Montrose, to a point where same intersects center line of arroya, thence in a northwesterly direction following center line of said arroya and Cedar Creek to a point 60 feet west of westerly boundary line of Northwest Quarter Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) said Section 21, thence south to point of beginning.

Except right-of-way for County road as described in Quit Claim Deed recorded September 8, 1961 in Book 515 at Page 365 in the Office of the Clerk and Recorder of Montrose County, Colorado, and subject to Rule and Order for clear zone easement, recorded December 4, 1961 in Book 518 at Page 204 in the Office of the Clerk and Recorder of Montrose County, Colorado.



CITY OF MONTROSE

MEMO

TO: Honorable Mayor and Members of City Council
FROM: Chris Dowsey, City Attorney
DATE: 05/18/2026
RE: Sales Tax Exemption for Precious Metal Bullion and Coins

Action

Create an exemption from sales and use tax on the sale/storage of precious metal bullion and coins.

Background

During Council Discussion on May 4, 2026, Council asked to investigate the possibility of a sales tax exemption on the sale of precious metal bullion and coins.

As sales tax is only levied at the state or local level, each state is able to have its individual sales tax scheme. The sale of precious metal bullion and coins is a common sales tax exemption although there are different levels of this exemption throughout the country. Well over half of states that have implemented a sales tax exempt such sales.

The City has already defined 'Coins' and 'Precious metal bullion' which are analogous to the State's definitions. To cause as little confusion as possible to those who will use this exemption, it is recommended that we use these definitions. The State already has literature on what is and is not taxable regarding this exemption. This will make an easy transition for the City.

After discussion with the City's Finance team, it would be difficult to pinpoint the actual revenue that the City will be foregoing with this exemption. However, my estimation of the economic impact is anywhere from \$10,000 - \$20,000 per year.

ORDINANCE NO. 2716

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING TITLE 5 CHAPTER 15 SECTIONS 7 AND 22, TO REFLECT RECODIFICATION OF CERTAIN SECTIONS OF THE COLORADO REVISED STATUTES.

WHEREAS, the City of Montrose, Colorado (“City”) is a municipal corporation duly organized and operating as a home rule city under the Charter of the City of Montrose and the Constitution and laws of the State of Colorado; and

WHEREAS, the City’s Municipal Code is updated from time to time; and

WHEREAS, the City Council finds it beneficial for the community to have a sales tax exemption for the sale of precious metal bullion and coins which is analogous to the State of Colorado.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO that:

The following Sections of Title 5 Chapter 15 of the Official Code of the City of Montrose, Colorado are hereby amended to read as follows:

Section 1:

Section 5-15-7(T) of the Code is added to read as follows:

(T) All sales of precious metal bullion and coins as defined in Section 2 of this Chapter.

Section 2:

Section 5-15-22(K) of the Code is added to read as follows:

(K) To the storage, use or consumption of precious metal bullion and coins as defined in Section 2 of this Chapter.

Section 4:

Except as specifically amended hereby, the Official Municipal Code of the City of Montrose, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 5:

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the City of Montrose and the inhabitants thereof.

Section 6:

The City Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the City of Montrose Charter.

Section 7:

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. City staff is authorized to correct formatting and/or typographical errors discovered during codification.

Section 8:

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 9:

This Ordinance shall become effective as set forth in the City of Montrose Charter.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 2nd day of June, 2026, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 2nd day of June, 2026.

ATTEST:

Michael Badagliacco, Mayor

Briceida Ortega, Senior Deputy City Clerk

INTRODUCED, READ and ADOPTED on second reading this 16th day of June, 2026.

ATTEST:

Michael Badagliacco, Mayor

City Clerk, City Clerk

Colorado Department of Human Services (CDHS) Co-Responder
Grant/Contract Renewal Recommendation



TO: Honorable Mayor and Members of the City Council

FROM: Tim Cox, Deputy Chief

DATE: 05-21-26

RE: Colorado Department of Human Services Co-Responders Grant/Contract Renewal
Recommendation

CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Blaine Hall

Action

Consider approving the Montrose Police Department in partnership with Axis Health to continue our CDHS Co-Responder Grant/Contract renewal to sustain our behavioral health Co-Responder program. Together law enforcement and Co-Responders provide joint secondary response on calls for service where behavioral health appears to be a relevant factor. The maximum amount that can be granted is up to \$280,000.

Background

Since the inception of the Co-Responder program the funding has been provided through the Center for Mental Health, which is now Axis Health. As of December 4th, 2024, the grant for this program now needs to be applied for and granted to a governmental agency. Our current program which has been funded through the Colorado Behavioral Health Administration will no longer receive funding as of July 1, 2026 unless we renew our contract. Due to an existing Co-Responder program such as ours (partnerships with Axis Health, Montrose County Sheriff's Office, Delta County Sheriff's Office, and the Delta Police Department) we are a funding priority for this grant.

If we are approved for this Co-Responder grant/contract renewal it will help fund Co-Responders/Case Managers in the City and County of Montrose, and the City and County of Delta. This grant would be a pass through from the City of Montrose to Axis Health.

Grant timeline if awarded: Starts July 1st, 2026, and runs through June 30th, 2027.

We appreciate your consideration of allowing for us to apply for this Co-Responder grant as this program has been instrumental in providing behavioral resources for community members, improving community safety, reducing custodial arrests and use of force incidents, and saving lives within our community.

The updated contract is due at the end of June, 2026. This is the reason for the quick turn around at work session and the City Council.

Thanks for your consideration,

A handwritten signature in black ink, appearing to read 'Tim Cox', with a stylized flourish at the end.

Deputy Chief Tim Cox

RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, AUTHORIZING THE FILING OF A CO-RESPONDER PROGRAM GRANT THROUGH THE COLORADO DEPARTMENT OF HUMAN SERVICES.

WHEREAS, the City of Montrose, Colorado, desires to apply for grant funding on behalf of Axis Health to continue the Behavioral Health Co-Responder program through Axis Health; and

WHEREAS, the City of Montrose is committed to providing behavioral resources for community members, improving community safety, reducing custodial arrests and use of force incidents, and saving lives within our community; and

WHEREAS, the City of Montrose requests an extension for an additional one (1) year of the Co-Responder Grant, established by the Colorado Department of Health Services (“CDHS”) with an amount up to \$280,000.00 to fund the Behavioral Health Co-Responder Program in fiscal year 2027; and

WHEREAS, the City of Montrose is not required to submit a match for the grant request; and

NOW THEREFORE, be it resolved by the City Council of the City of Montrose, Colorado as follows:

Section 1. The City Council of the City of Montrose directs the City Manager, and City Staff, to act in connection with the Co-Responder Program grant through CDHS and to provide such additional information as may be required by CDHS.

RESOLVED AND ADOPTED this 2nd day of June, 2026, by the City Council of the City of Montrose.

CITY OF MONTROSE, COLORADO

Michael J. Badagliacco, Mayor

ATTEST

Briceida Ortega, Senior Deputy City Clerk

CONTRACT AWARD RECOMMENDATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: May 27, 2026
RE: Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Construction Completion Contract Award
CC: William Bell, Ann Morgenthaler, Shani Wittenberg, Jim Scheid

Action

Consider the award of a construction contract to Ridgway Valley Enterprises in the amount of \$2,514,523.00 to complete the Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Project.

Background

Following approval by City Council, the City awarded a contract to Earthworx Excavation on January 6, 2026 to construct the Rio Grande/East Oak Grove Roundabout and Phase I Rio Grande Extension Project. A summary of the original procurement and project expense authorization is available at <https://tinyurl.com/REOGCouncilMemo>. Construction of the project started on January 7, 2026 and continued until May 21, 2026 when the City terminated Earthworx's contract, effective immediately, for breach of contract and ordered them to demobilize from the site. At this point, the project is approximately 45% complete.

REOG Completion Contract

Following termination of the Earthworx Contract, the City reached out to the second-place bidder from the original project procurement effort (Ridgway Valley Enterprises, Montrose, CO) to see if they would be available to complete the project and would generally honor unit prices from their original bid. Fortunately, they did have an opening in their schedule and were agreeable to finish the project. The City then entered into negotiations to update the project's bid form to reflect the scope of work outstanding on the project and update unit prices (both up and down) where needed to account for changed conditions in the work. The City also added a pay item for the installation of landscaping boulders along the Rio Grande corridor. At the time this project was originally bid, the Public Works Facility landscaping plans (incl. roadway areas) were still under development; these plans have since been finalized and include boulders within the boulevard area between the curb and sidewalk of Rio Grande Avenue. It is best to install these landscaping boulders prior to paving in order to avoid future traffic conflicts and to eliminate the potential for pavement damage from construction equipment.

Using this updated bid form for the balance of the project, the recommended contract award to Ridgway Valley Enterprises is \$2,514,523.00. This amount includes a 10% contingency in line with standard practice on the City's capital construction contracts.

Project Schedule and Traffic Control

Ridgway Valley Enterprises is available to mobilize for the project around mid-June following contract execution. Work will continue on the project outside of existing pavement areas which will avoid the need for any traffic closures over the next 8 to 10 weeks. Once all work is complete outside of pavement areas, it will then be necessary to close the existing intersection of Rio Grande and Oak Grove Road to construct the final project tie-ins. This closure is expected to last approximately 6 weeks. All road closures will be

announced through traffic advisories on social media, direct emails to traffic partners (fire, police, bus services, rec district, etc), and on our Moving Montrose Forward capital project website.

The project is expected to be complete around mid-October.

Contract Administration and Project Financials

Contract administration, project management, and construction inspection will be performed by the City of Montrose engineering department with support from the design engineer as needed.

A summary of total anticipated project expenditures is included in Table 1 below.

TABLE 1
REOG Roundabout and Phase I Extension Summary of Project Expenditures

Project Element	Status	Expenditure
Original Earthworx Contract	Approved by Council 1/6/26 Contract Terminated 5/21/26	\$1,701,161.63
Project Completion Contract (Ridgway Valley Enterprises)	This Award Consideration	\$2,514,523.00
Survey and Engineering Support (Del-Mont Consultants)	Underway - No Change Approved by Council 1/6/26	\$131,600.00
Site Revegetation (Contractor TBD)	No Change Approved by Council 1/6/26	\$45,000
Street Luminaires (DMEA)	No Change Approved by Council 1/6/26	\$55,000
TOTAL (Rounded)		\$4,447,285

The sum of work performed by Earthworx up to the point of contract termination and the proposed balance to be completed by Ridgway Valley Enterprises is approximately \$4.2M. This is \$277k less than the original bid by Ridgway Valley Enterprises and reflects the savings borne by completion of the initial Earthworx project elements at their lower bid costs.

Within the 2026 proposed budget, a total of \$5.55M is allocated for this project out of the City’s capital improvement (\$5.0M), water capital (\$350k), and sewer capital (\$200k) funds. With this updated total, the project remains approximately \$1.1M under the total budget.