



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.

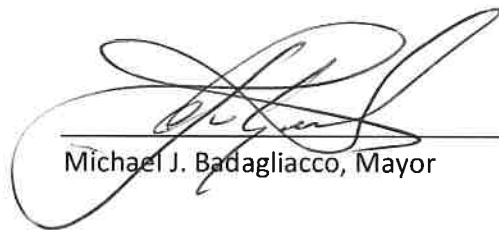
ADJOURNMENT

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

ATTEST:



Briceida Ortega, Senior Deputy City Clerk


Michael J. Badagliacco, Mayor