



CITY COUNCIL WORK SESSION
Monday, August 3, 2026 - 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

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](#).

Public comment will be accepted on topics listed under “Discussion Items.” 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 the agenda item on which the comment is made. City Council or City staff may respond or engage in discussion should the comment provoke discussion. 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.

Hearing assistance devices are available for public use. Please let us know if you need accommodation. Spanish interpretation may be provided upon request, subject to availability. Please [email the City](#) at least three days in advance to coordinate this service.

1) DISCUSSION ITEMS

- A) Fire Suppression System Project Authorization and Sole Source Waiver (15 minutes)
Staff: Facility Manager Brayden Reeder
- B) North Park Avenue Reconstruction Design Contract (10 minutes)
Staff: City Engineer Scott Murphy
- C) Partial Vacation of Drainage Easement at 1841 South Hillcrest Drive (10 minutes)
Staff: City Engineer Scott Murphy
- D) Partial Vacation of Nichols Way Right of Way (10 minutes)
Staff: City Engineer Scott Murphy
- E) Date Change for November 3, 2026, City Council Meeting (5 minutes)
Staff: City Clerk Lisa DelPiccolo



2) **DISCUSSION OF PROPOSED CHARTER AMENDMENTS**

- A) Changing the Municipal Judge residency requirement from Montrose County to a reasonable distance to expand the candidate pool
- B) Removing the possibility of ranked choice voting by amending the charter to allow only the current district election structure
- C) Updating "he/she" language in the charter to be title specific
- D) Police Chief appointment and removal with advice and consent of council
- E) City Clerk appointment and removal with advice and consent of council
- F) Moving elections from April to November
- G) Term Limits: Lifetime 8-year limit for all seats; removing the 6-year at-large consecutive limit so it aligns with the 8-year total limit without a required break

3) **GENERAL CITY COUNCIL DISCUSSION**

4) **STAFF REPORTS**

MEMO



To: Honorable Mayor and Members of the City Council
From: Brayden Reeder, Facility Manager
Council Work Session Date: August 3rd, 2026
Council Meeting Date: August 18th, 2026
Re: Fire Suppression System Project Authorization and Sole Source Waiver
Attachments:

- Sole Source Waiver – Pye Barker

Action

Consider the authorization \$75,000.00 for the installation of a fire suppression system including a contract with Pye Barker in the amount of \$69,987.00.

Background

The Facilities Division in coordination with the Information Services Department have coordinated to develop a plan and approach for a fire suppression system to be installed in the City owned Network Operation Center (NOC). Currently, this location does not have a fire suppression system. Due to the sensitive networking equipment, a Clean Agent suppression system is recommended. A Clean Agent suppression system does not utilize water to suppress a fire but instead uses an inert gas to suffocate the fire. This type of system helps to prevent further damage to network servers and components.

It is preferred to standardize the vendor across all City owned facilities for the fire and security alarm systems. Pye Barker services and monitors all City facilities and have been performing very well and have been a great partner in securing and protecting City facilities. The City has chosen Pye Barker for the installation and service of this additional suppression system. Pricing from Pye Barker was verified to be competitive and fair but there was not a formal bid process for this service. There is a Sole Source Waiver included with this Memo for approval because the project was not formally bid.

Fiscal Impact

This project is included in the 2026 budget in the amount of \$75,000.00. The project was quoted by Pye Barker at \$69,987.00. Authorizing this in the full amount of \$75,000.00 will allow for an owners contingency of \$5,013.00 for any unforeseen conditions.



CITY OF MONTROSE

SOLE SOURCE PURCHASING REQUEST

REQUESTING DEPARTMENT: Public Works DATE: 8-3-2026

REQUESTED BY: Jim Scheid, Brayden Reeder BID NO.: _____

VENDOR NAME: Pye Barker COST: \$75,000.00

JUSTIFICATION

(Initial all entries that apply to request)

PRODUCT OR SERVICE DESCRIPTION: _____

1. _____ Vendor is the original equipment manufacturer and there are no regional distributors.
2. _____ The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service from another manufacturer or vendor.
3. X _____ The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds.
4. _____ No other equipment is available that shall meet the specialized needs of the department or perform the intended function.
5. _____ Detailed justification is available which establishes beyond doubt that the vendor is the only source available to provide the item or service required.
6. _____ Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

I recommend that competitive procurement procedures be waived and the product or service described herein be purchased as a sole source.

DEPARTMENT HEAD AUTHORIZATION: Jim Scheid Public Works Director 7-27-2026
Authorized Signature Title Date

FINAL AUTHORIZATION: City Council Approval Required (\$50,000 +) ☐ YES ☐ NO
City Manager Approval Required (up to \$50,000) ☐ YES ☐ NO

MANAGER/COUNCIL AUTHORIZATION: _____
Authorized Signature Title Date

Attach detailed justification documentation

MEMO



To: Honorable Mayor and Members of the City Council
From: Scott Murphy, City Engineer
Council Work Session Date: August 3, 2026
Council Meeting Date: August 18, 2026
Re: North Park Avenue Reconstruction Design Contract Recommendation

Action

Consider the award of a professional services contract to Del-Mont Consultants in the amount of \$76,400 for completion of civil design associated with the North Park Avenue Reconstruction Project.

Background and Project Driver

In line with the City's capital plan and in response to its poor condition, the City of Montrose is planning to perform a general rebuild of North Park Avenue as part of its Moving Montrose Forward contracted street maintenance efforts in 2027. The rebuild will generally include concrete replacements (curb, gutter, sidewalk, curb ramps, valley pans, and bulbouts), a rebuild of the pavement and correction of profile within select areas (as needed to address grading/dropoff issues where culverts had historically been placed over valley pans and paved), roadway expansion/widening at its northern end, sidewalk extensions, a mill and overlay of remaining pavement areas, and select utility replacements. An overview of the anticipated scope of work is included on a concept drawing available online at: <https://tinyurl.com/NorthParkAveOverview>. Please note that this overview drawing is conceptual in nature and subject to change as the project design progresses.

Request for Proposals and Design Team Recommendation

The City issued a request for proposals to procure a design team for the North Park Reconstruction Project on July 2, 2026. This design team would be responsible for performing the following key tasks:

- Perform all property and basemap surveys for the project area
- Design street infrastructure replacements (incl. curb, gutter, sidewalks, ramps, drainage, centerline profiles, etc.)
- Design street widening/sidewalk extensions at the project's northern end (North 9th to San Juan)
- Design sidewalk extensions from Park Avenue to existing sidewalks along the south side of San Juan Avenue and the northern side of North 9th Street.
- Coordinate relocation/undergrounding of conflicting utilities (incl. overhead power near North 9th Street)
- Prepare civil plans suitable for construction and coordinate with City engineering staff to incorporate utility replacement plans prepared by City staff. .

Proposals were publicly received on July 23, 2026 from four consultants summarized in Table 1 below. Following receipt of the proposals, each was evaluated by the City of Montrose

Engineering Department and a score between 0 and 4 was assigned to each based on weighted evaluation criteria listed below.

- Price: 50%
- Qualifications/Experience of the Project Team: 20%
- Reference Considerations: 20%
- Overall Proposal Presentation, Level of Detail, and Project Understanding: 10%

The resulting scores are summarized in Table 1. The weighted evaluation criteria are intended to objectively quantify the best-value consultant for the project.

TABLE 1
Summary of Consultant Proposals

Consultant & Location	Price	Rating
Del-Mont Consultants (Montrose, CO)	\$76,400	3.5
JVA (Denver, CO)	\$117,800	3.0
Goff Engineering (Durango, CO)	\$125,077	3.0
River City Consultants (Grand Junction, CO)	\$149,060	3.0

Based on the evaluation criteria and ratings, City staff recommends contract award to Del-Mont Consultants in the proposal amount of \$76,400.

Project Schedule

Project design is proposed to be completed by February of 2027 which would allow for construction of the project in the summer of 2027 (pending council approval of the construction budget).

Contract Administration and Project Financials

Contract administration and project management will be performed by the City of Montrose engineering department. The 2026 budget included \$100k as part of the Moving Montrose Forward capital improvement fund for this design; placing the anticipated cost approximately \$24k under budget.

MEMO



To: Honorable Mayor and Members of the City Council
From: Scott Murphy, City Engineer
Council Work Session Date: August 3, 2026
Ordinance First Reading: August 18, 2026
Ordinance Second Reading: September 1, 2026
Re: Partial Vacation of Drainage Easement at 1841 South Hillcrest Drive
Attachments:

- Ordinance No. 2723

Action

Consider the partial vacation of a drainage easement at 1841 South Hillcrest through adoption of Ordinance No. 2723.

Background

As part of the Sunrise Creek development, a drainage easement was dedicated to the City of Montrose for the construction and maintenance of a detention pond to be situated immediately north of 1841 South Hillcrest Drive. This drainage easement was larger than needed for the pond and its associated maintenance. In recognition of this fact, the landowner at 1841 South Hillcrest has requested that the City vacate the obsolete portions of this easement in order to reduce its encumbrance on their property. The portions proposed for vacation are shown on Figure 1 and described in the attached Ordinance 2723.

Fiscal Impact

The proposed vacation does not result in any direct costs to the City. Boundary survey and exhibit preparation needed for this easement vacation were paid for by the landowner at 1841 South Hillcrest Drive.

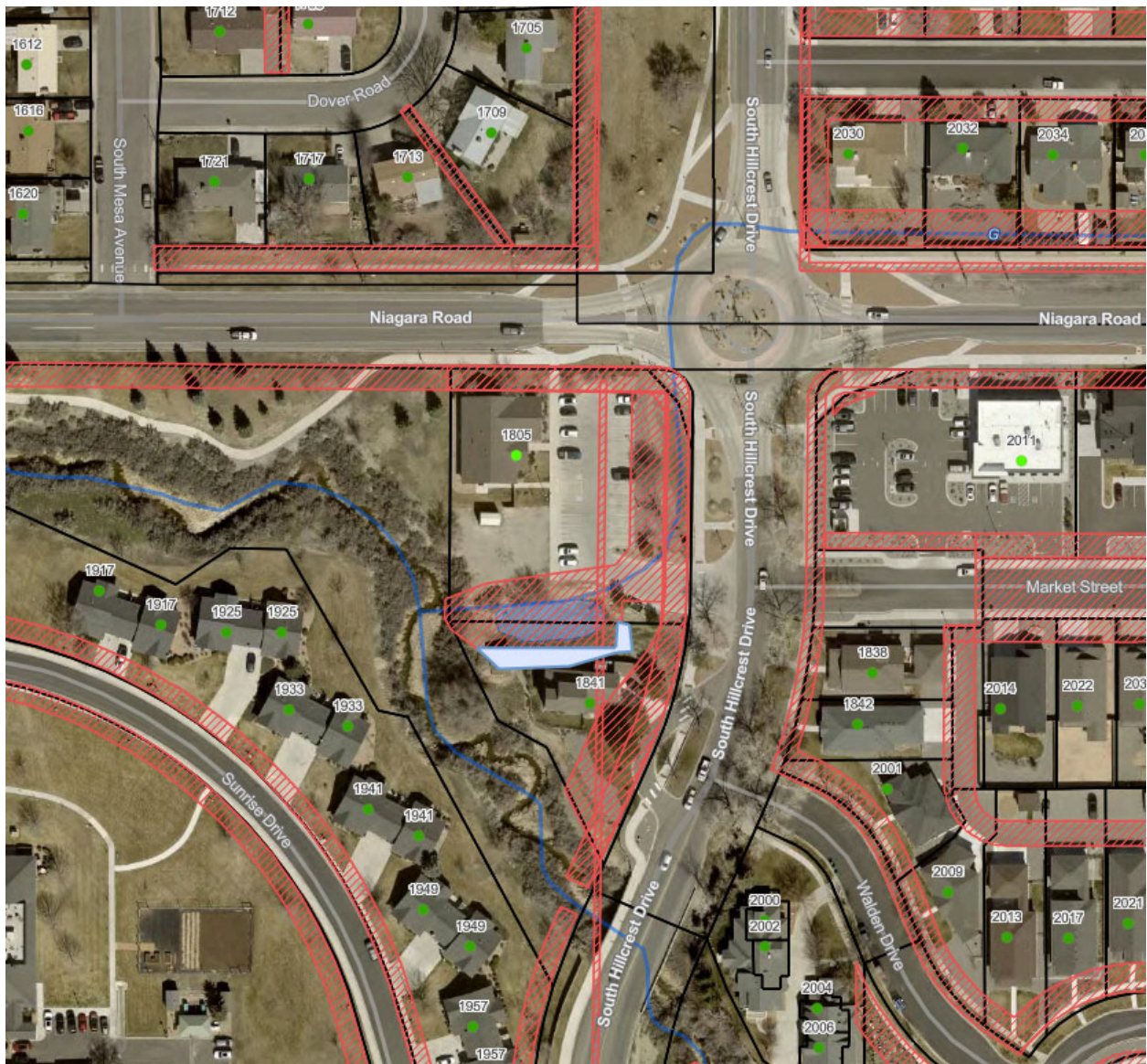


Figure 1: 1841 South Hillcrest Partial Drainage Easement Vacation

ORDINANCE NO. 2723

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, VACATING PORTIONS OF A DRAINAGE EASEMENT WITHIN THE CITY OF MONTROSE.

WHEREAS, the City of Montrose maintains a drainage easement located at 1841 South Hillcrest Drive; and

WHEREAS, such drainage easement was dedicated to the City in the 2014; and

WHEREAS, the drainage easement, as accepted, was beyond what was needed to accommodate an existing stormwater detention facility within the easement area; and

WHEREAS, as the City has no use for such portions of the drainage easement, it is in the best interest of the citizens of Montrose to vacate such portions of the easement to allow the adjacent property owner to utilize this land to benefit their property; and

WHEREAS, the City desires to vacate this portion of a drainage easement to the adjacent property owner, as described in **Exhibit A** hereto.

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

SECTION 1: Vacation of Portions of Drainage Easement

Portions of a drainage easement, as more particularly described on **Exhibit A**, attached hereto and incorporated herein, is hereby vacated by the City of Montrose.

SECTION 2: City Council Findings

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to allow the property owner to retain an existing structure and better utilize their property.

SECTION 3: Power to Adopt

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, and pursuant to Section 1-9-2 of the Official Municipal Code of the City of Montrose. The City Manager or its designee is hereby authorized to execute a quit claim deed conveying any interests the City may have as described in **Exhibit A** to the adjoining property owner.

City staff is further authorized to take additional actions as may be necessary to implement the provisions of this Ordinance, and have the authority to correct formatting and/or typographical errors discovered during codification.

SECTION 4: **Effective as Provided by City of Montrose Charter**

This Ordinance shall be published and shall become effective as provided by the City Charter of the City of Montrose.

SECTION 5:

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 18th of August 2026 at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building, Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 18th day of August 2026.

ATTEST:

Michael Badagliacco, Mayor

Lisa DelPiccolo, City Clerk

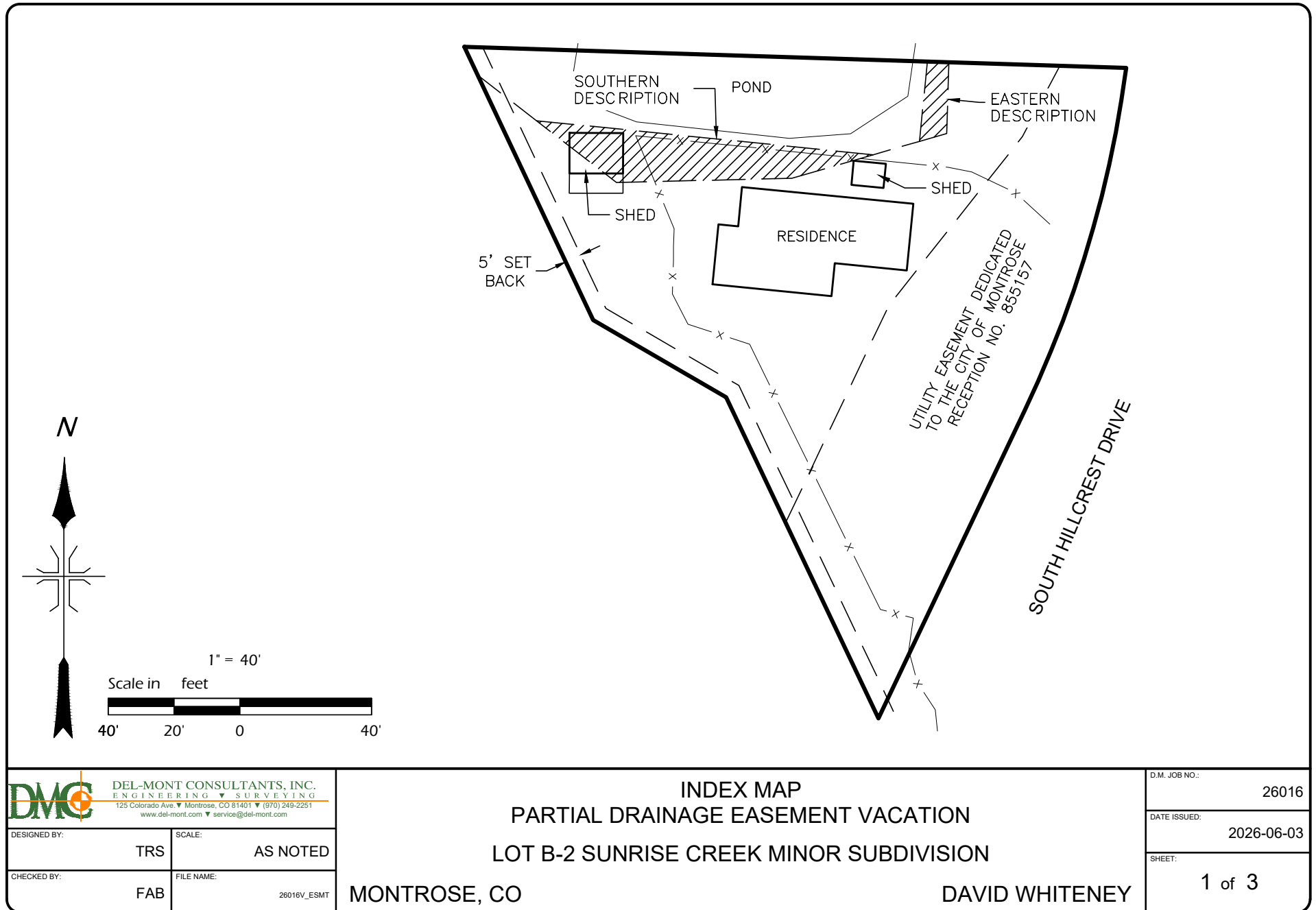
INTRODUCED, READ and ADOPTED on second reading this 1st day of September 2026.

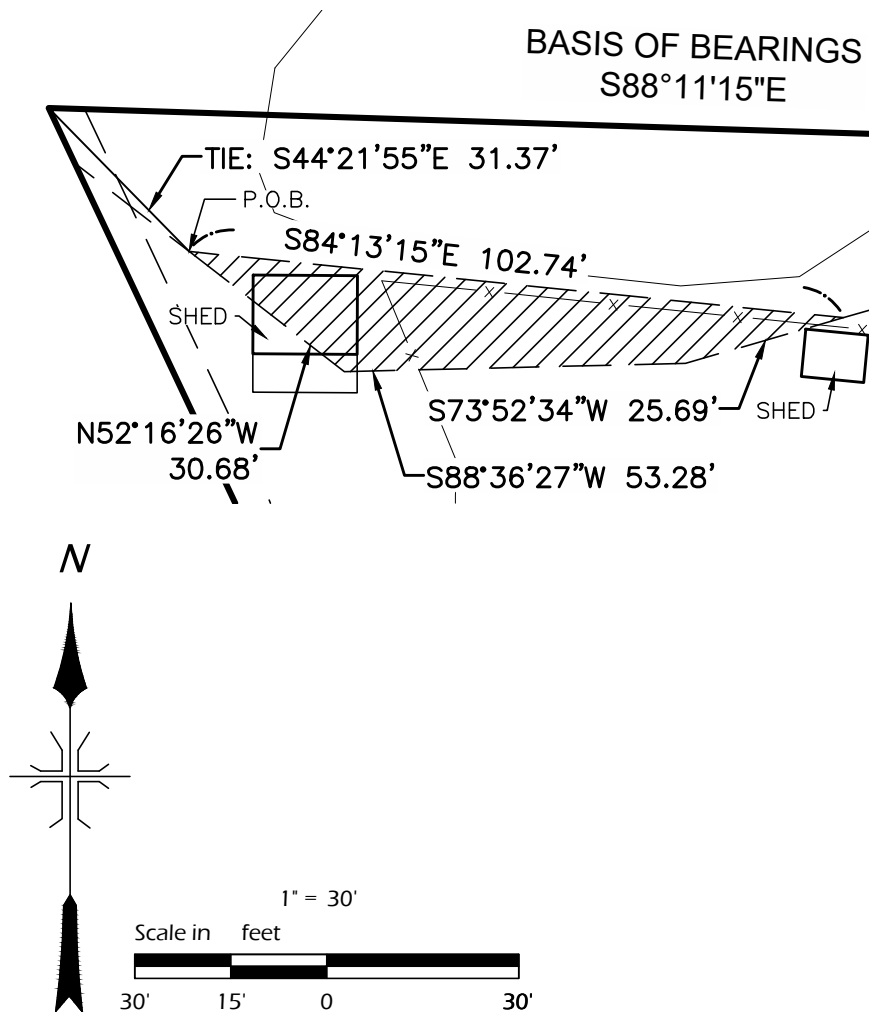
ATTEST:

Michael Badagliacco, Mayor

Lisa DelPiccolo, City Clerk

EXHIBIT A





BASIS OF BEARINGS:

S88°11'15"E ALONG THE NORTH LINE OF LOT B-2 SUNRISE CREEK MINOR SUBDIVISION

DRAINAGE EASEMENT VACATION DESCRIPTION:

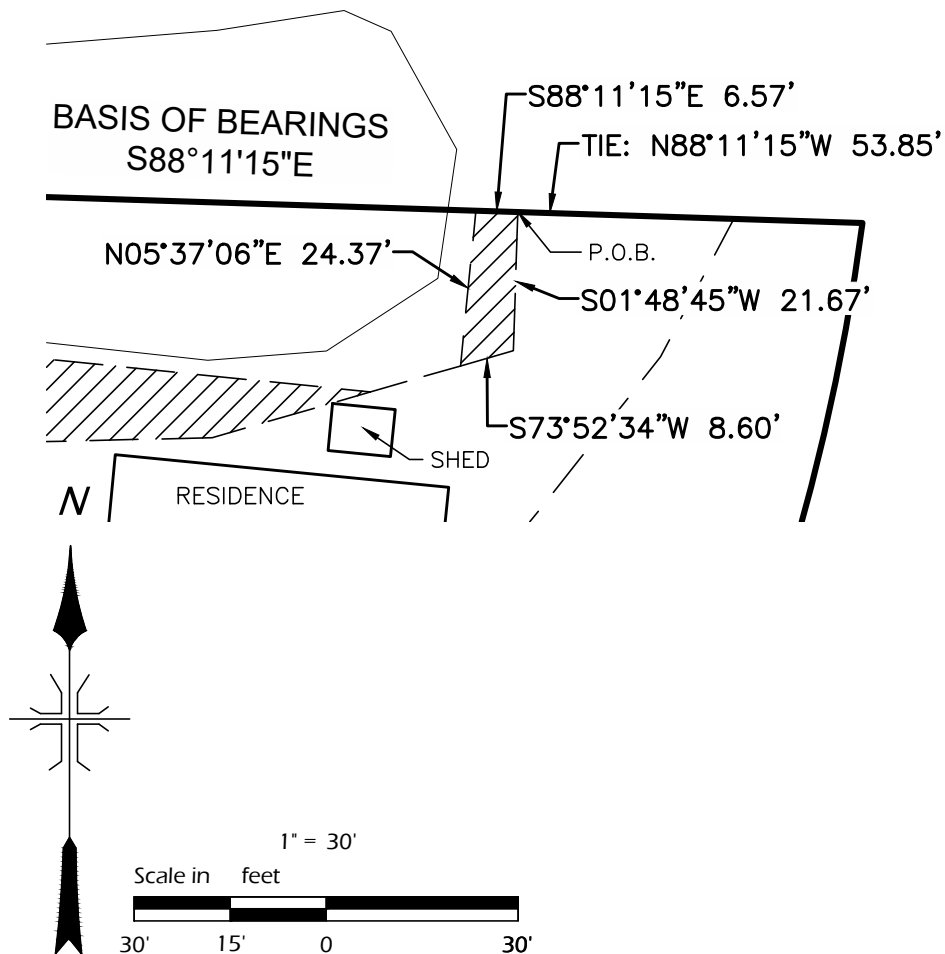
BEING A DRAINAGE EASEMENT SITUATED IN NE1/4 SE1/4 OF SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO, BEING BETTER DESCRIBED AS BEGINNING AT A POINT S44°21'55"E 31.37 FEET FROM THE NORTHWEST CORNER OF LOT B-2 SUNRISE CREEK MINOR SUBDIVISION RECORDED AT RECEPTION NO. 855157; THENCE S84°13'15"E 102.74 FEET TO A POINT ON THE SOUTHERN LINE OF EXISTING DRAINAGE EASEMENT; THENCE ALONG SAID SOUTHERN LINE THE FOLLOWING THREE (3) COURSES;
 1) S73°52'34"W 25.69 FEET;
 2) S88°36'27"W 53.28 FEET;
 3) N52°16'26"W 30.68 FEET TO THE POINT OF BEGINNING.
 SAID VACATION CONTAINS 1008 SQUARE FEET MORE OR LESS AS DESCRIBED.

FREDERICK BALLARD
 FOR AND ON BEHALF OF
 DEL-MONT CONSULTANTS, INC
 125 COLORADO AVE.
 MONTROSE, CO 81401

 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com	
DESIGNED BY:	SCALE:
TRS	AS NOTED
CHECKED BY:	FILE NAME:
FAB	26016V_ESMT

SOUTHERN DESCRIPTION
PARTIAL DRAINAGE EASEMENT VACATION
LOT B-2 SUNRISE CREEK MINOR SUBDIVISION
MONTROSE, CO
DAVID WHITENEY

D.M. JOB NO.:	26016
DATE ISSUED:	2026-06-03
SHEET:	2 of 3



BASIS OF BEARINGS:

S88°11'15"E ALONG THE NORTH LINE OF LOT B-2 SUNRISE CREEK MINOR SUBDIVISION

DRAINAGE EASEMENT VACATION DESCRIPTION:

BEING A DRAINAGE EASEMENT SITUATED IN NW1/4 SW1/4 OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO, BEING BETTER DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT B-2 AND THE EAST LINE OF DRAINAGE EASEMENT, SAID POINT BEING N88°11'15"W 53.85 FEET FROM THE NORTHEAST CORNER OF LOT B-2 SUNRISE CREEK MINOR SUBDIVISION RECORDED AT RECEPTION NO. 855157; THENCE ALONG THE EASTERN LINE OF SAID DRAINAGE EASEMENT S01°48'45"W 21.67 FEET; THENCE S73°52'34"W 8.60 FEET; THENCE N05°37'06"E 24.73 FEET TO THE NORTH LINE OF SAID LOT B-2; THENCE ALONG SAID NORTH LINE S88°11'15"E 6.57 FEET TO THE POINT OF BEGINNING. SAID VACATION CONTAINS 168 SQUARE FEET MORE OR LESS AS DESCRIBED.

FREDERICK BALLARD
FOR AND ON BEHALF OF
DEL-MONT CONSULTANTS, INC
125 COLORADO AVE.
MONTROSE, CO 81401

 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com	
DESIGNED BY:	SCALE:
TRS	AS NOTED
CHECKED BY:	FILE NAME:
FAB	26016V_ESMT

EASTERN DESCRIPTION
PARTIAL DRAINAGE EASEMENT VACATION
LOT B-2 SUNRISE CREEK MINOR SUBDIVISION
MONTROSE, CO
DAVID WHITENEY

D.M. JOB NO.:	26016
DATE ISSUED:	2026-06-03
SHEET:	3 of 3

MEMO



To: Honorable Mayor and Members of the City Council
From: Scott Murphy, City Engineer
Council Work Session Date: August 3, 2026
Ordinance First Reading: August 18, 2026
Ordinance Second Reading: September 1, 2026
Re: Partial Vacation of Nichols Way Right of Way
Attachments:

- Ordinance No. 2724

Action

Consider the partial vacation of Nichols Way right of way through adoption of Ordinance No. 2724.

Background

Right of way for Nichols Way was originally dedicated to the public as part of a Montrose County subdivision recorded in 1974. The area was then annexed into the City in 2001, most likely as part of a project to bring City sanitary sewer service to the neighborhood.

The dedications for Nichols Way included areas south of Matie Lane as shown on Figure 1. It is our assumption that this southern extension of Nichols Way was intended to connect down to future roadways on nearby subdivisions; however, this did not occur with the development of Cirque Way and Stone Bridge Drive located immediately to the south. A residential lot recorded with the nearby developments resulted in a gap between the Nichols Way and Cirque/Stone Bridge rights of way.

City staff do not see a driver to acquire the private property necessary to resolve the gap between Nichols Way and Cirque/Stone Bridge or construct a roadway connection in this area. Alternatively, City staff are recommending abandonment of the obsolete portions of Nichols Way shown on Figure 1 and described in the attached Ordinance 2724. As is standard practice, vacated rights of way revert back to the adjoining lot owners for their private use or conveyance.

Fiscal Impact

Boundary survey and exhibit preparation needed for this right of way vacation (approximately \$5k) was paid for by the City. With the exception of minor recording fees, no other expenditures are anticipated to complete the project. Longer range, partial vacation will reduce the City's maintenance obligations and associated costs (generally weed removal) on the vacated right of way.



Figure 1: Nichols Way Partial Right of Way Vacation

ORDINANCE NO. 2724

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, VACATING A PORTION OF RIGHT OF WAY WITHIN THE CITY OF MONTROSE.

WHEREAS, the City of Montrose maintains the Nichols Way right-of-way between Niagara Road and Cirque Way; and

WHEREAS, such right-of-way was dedicated to the public in 1974 and annexed into the City of Montrose in 2001; and

WHEREAS, portions of the right-of-way are no longer required for efficient flow of traffic and the land could be put to better use by an adjacent landowner; and

WHEREAS, as the City has no use for such portion of right-of-way, it is in the best interest of the citizens of Montrose to vacate a certain portion of Nichols Way to allow an adjacent property owners to utilize this land to benefit their property; and

WHEREAS, the City desires to vacate this portion of right-of-way to an adjacent property owner, as described in **Exhibit A** hereto.

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

SECTION 1: Vacation of Portions of Right-of-Way

Portion of right-of-way, as more particularly described on **Exhibit A**, attached hereto and incorporated herein, is hereby vacated by the City of Montrose.

SECTION 2: City Council Findings

The City Council hereby finds, determines and declares that this Ordinance is necessary and proper to serve the best interest of the citizens of Montrose, and promote their health, safety and welfare.

SECTION 3: Power to Adopt

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, and pursuant to Section 1-9-2 of the Official Municipal Code of the City of Montrose. The City Manager or its designee is hereby authorized to execute quit claim deeds conveying

any interests the City may have as described in **Exhibit A** to the adjoining property owners. City staff is further authorized to take additional actions as may be necessary to implement the provisions of this Ordinance, and have the authority to correct formatting and/or typographical errors discovered during codification.

SECTION 4: **Effective as Provided by City of Montrose Charter**

This Ordinance shall be published and shall become effective as provided by the City Charter of the City of Montrose.

SECTION 5:

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 18th of August 2026 at the hour of 6:00 p.m. at the Montrose City Council Chambers, Elks' Civic Building, Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 18th day of August 2026.

Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 1st day of September 2026.

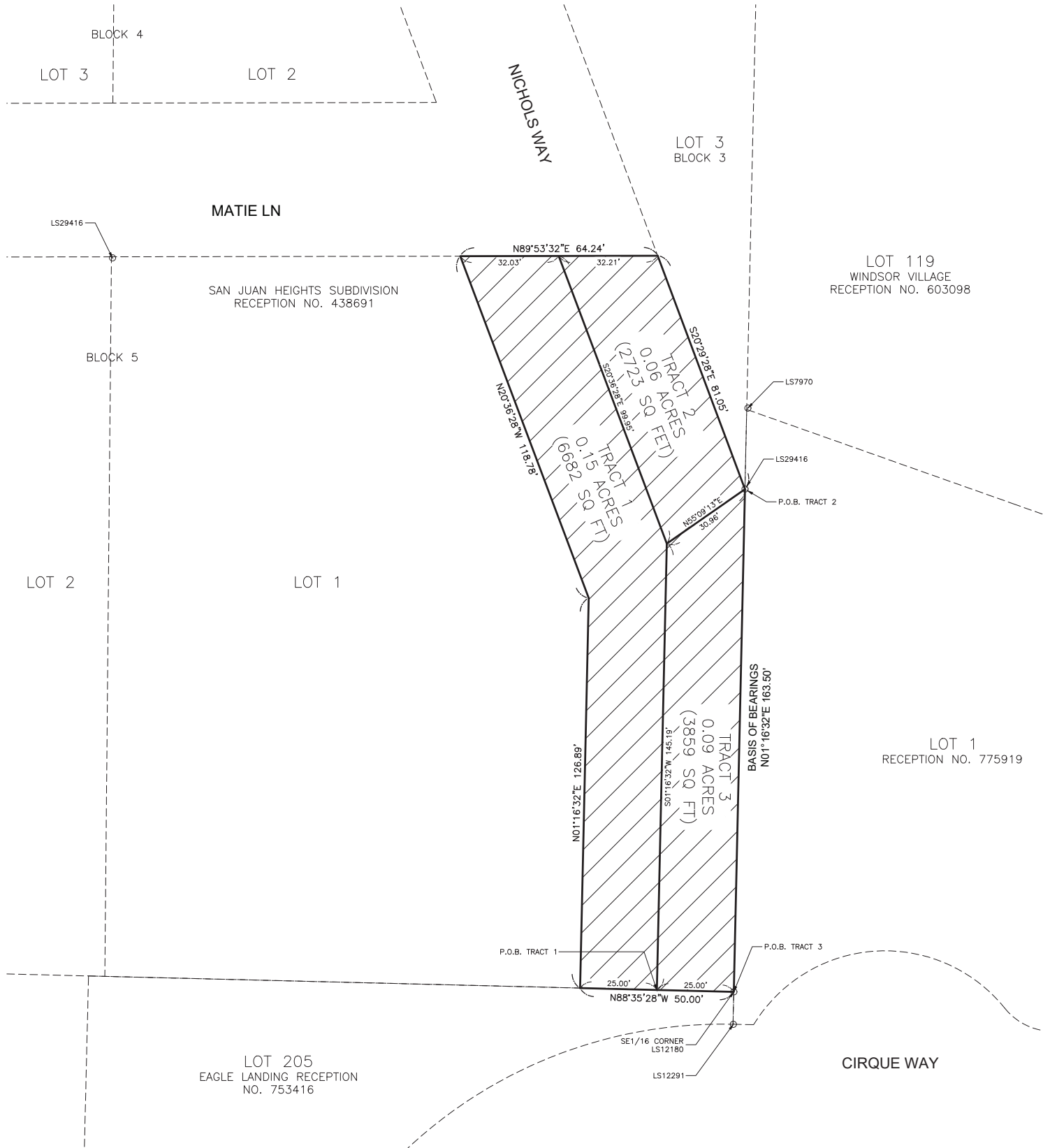
Michael Badagliacco, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

NICHOLS WAY RIGHT OF WAY VACATION EXHIBIT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

- = FOUND 1 1/2 ALUMINUM CAP ON 5/8" REBAR (PLS AND LS AS NOTED)
- ⊙ = EXISTING SANITARY SEWER MANHOLE
- x = FOUND CHISELED X IN CONCRETE
- [Hatched Box] = R.O.W. VACATION

PROPERTY DESCRIPTIONS:

Tract 1:
A tract of land situated in Section 35, Township 49 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, County of Montrose, State of Colorado, being situated in the San Juan Heights Subdivision as recorded at Reception NO. 438691 in the Montrose County Clerk and Recorder's Office being more particularly described as follows:

Beginning at a point on the South boundary of said San Juan Heights Subdivision from which the SE1/16 corner of said Section 35 Bears S88°35'28"E 25.00 feet;
Thence along said South line N88°35'28"W 25.00 feet to the Southeast corner of Lot 1 Block 5 of said San Juan Heights Subdivision;
Thence along the East line of said Lot 1 the following two (2) courses;
1) N01°16'32"E 126.89 feet;
2) N20°36'28"W 118.78 feet to the South Right of Way of Matie Lane of said San Juan Heights Subdivision;
Thence along said Right of Way N89°53'32"E 32.03 feet;
Thence leaving said Right of Way S20°29'28"E 99.95 feet;
Thence S01°16'32"W 145.19 feet to the Point of Beginning.
Said tract contains 0.15 Acres more or less as described.

Tract 2:
A tract of land situated in Section 35, Township 49 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, County of Montrose, State of Colorado, being situated in the San Juan Heights Subdivision as recorded at Reception NO. 438691 in the Montrose County Clerk and Recorder's Office being more particularly described as follows:

Beginning at a point on the South corner of Lot 3, Block 3 on the East boundary of said San Juan Heights Subdivision;
Thence S55°09'13"W 30.96 feet;
Thence N20°36'28"W 99.95 feet to the South Right of Way of Matie Lane of said San Juan Heights Subdivision;
Thence along said Right of Way N89°53'32"E 32.21 feet to the West line of said Lot 3, Block 3;
Thence along said West line S20°29'28"E 81.05 feet to the Point of Beginning.
Said tract contains 0.06 Acres more or less as described.

Tract 3:
A tract of land situated in Section 35, Township 49 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, County of Montrose, State of Colorado, being situated in the San Juan Heights Subdivision as recorded at Reception NO. 438691 in the Montrose County Clerk and Recorder's Office being more particularly described as follows:

Beginning at a point on the SE corner of said San Juan Heights Subdivision on the SE1/16 Corner of said Section 35;
Thence along the South boundary line of said San Juan Heights Subdivision N88°35'28"W 25.00 feet;
Thence N01°16'32"E 145.19 feet;
Thence N55°09'13"E 30.96 feet to the East boundary line of said San Juan Heights Subdivision;
Thence along said East line S01°16'32"W 163.50 feet to the Point of Beginning.
Said tract contains 0.09 Acres more or less as described.

BASIS OF BEARINGS:

The bearing between the found 1 1/2 aluminum cap on 5/8" rebar at the South East 1/16 corner of Section 35, Township 49 North, Range 9 West, New Mexico Principal Meridian, and the found 1 1/2 aluminum cap on 5/8" rebar LS29416 at the South Corner of Lot 3, Block 3 of San Juan Heights Subdivision, bears N01°16'32"E (ASSUMED)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plot is U.S. Survey Feet

SURVEYORS CERTIFICATE:

I, Nicholas Barret, a Professional Land Surveyor in the State of Colorado, do hereby certify that the above described parcel(s) has(have) been surveyed by me and/or under my direct supervision and that such survey is accurately represented hereon, and is based on my knowledge, information and belief, and is in accordance with applicable standards or practice and is not a guaranty or warranty, either expressed or implied. This survey does not include easements except those specifically shown hereon.

FOR REVIEW

Nicholas Barret P.L.S. 38037



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.



VICINITY MAP

N.T.S.

DMC		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com	
FIELD BOOK	N/A	DRAWN BY	TRS
SHEET	1 of 1	FILE	25045V_EXHIBIT-NICHOLS
DATE	2026-05-07	JOB NO.	25045

TITLE	NICHOLS AVE RIGHT OF WAY VACATION EXHIBIT
CLIENT	CITY OF MONTROSE
ADDRESS & PHONE	MONTROSE, CO
TYPE	EXHIBIT

MEMO



To: Honorable Mayor and Members of the City Council
From: Lisa DelPiccolo, City Clerk
Council Work Session Date: August 3, 2026
Council Meeting Date: August 18, 2026
Re: City Council Meeting Schedule Change

Action

Consideration of rescheduling the November 3, 2026, regular City Council meeting to Monday, November 2, 2026, at 6 p.m. in the City Council Chambers.

Background

Because Election Day falls on Tuesday, November 3, the City Council was recently polled on the possibility of rescheduling the November 3 City Council meeting to Monday, November 2. The majority of City Councilors responded favorably.

Section 1-9-3 of the Municipal Code allows changes to the City Council meeting schedule by motion at a previous meeting.

The City Council has occasionally changed the meeting schedule due to Election Day, and the motion to change the meeting schedule is often placed on a consent agenda.

Fiscal Impact

- The only expense associated with this change of meeting date is the required publication of a legal notice, estimated to cost less than \$20.00.