MONTROSE CITY COUNCIL

July 21, 2026

A regular meeting of the Montrose City Council was held on Tuesday, July 21, 2026, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT

Michael Badagliacco, Ed Ulibarri, Dave Frank, J. David Reed, Adam Woodden, Bill Bell, Ann Morgenthaler, Chris Dowsey, Greg Story, Lisa DelPiccolo, Blaine Hall, Larry Witte, Tim Cox, Nik Pridy, Jace Hochwalt, Jim Scheid, Greg Stunder, Matt Magliaro,

GUESTS

Judy Ann Files, Ralph Files, Kim Spangrude, Lesley Hallenborg, Beth McCorkle, Neonila Martyniuk, Greg Cairns, Anna Cooling, Jim Haugsness, Karen Sherman, Jodi Woodden, Bruce Ackerman, Debbie Reed, Barb Sharrow, Ron Smith, Connie Pittenger, Bob Nicholson, Janet Eckerdt, Holly Speaks, Dave Bowman, Phoebe Benziger, Kevin Clay, Gabrielle Clay, Sam Aster, Kendra Stuckey, Lance Michaels, Jeff Downs, Ryan Sedgeley, Aaron Ranstrom, John Brown, Doug Glaspell, Cliff Faurer, Dave Stockton, Jeff Downs, John Connell, John Broadbooks, Mark Gregory, Dale Reed, Laurie Connell, Dee Laird, Phoebe Benziger, Karen Sherman-Perez, Heather Scott

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

Mayor Pro Tem Ed Ulibarri reported that Item 7, Ballot Question for November 2026 Coordinated Election was added to the amended agenda.

CALL FOR PUBLIC COMMENT

Kim Spangrude distributed a statement to City Council and spoke in support of verifying facts in City Council candidate biographies.

Lesley Hallenborg spoke in favor of restoring mobile vendors, specifically the Sno-Balls Trolley, to Demoret Park.

Cliff Faurer thanked staff for the SeeClickFix app and a prompt response to replacement of a faded speed limit sign in his neighborhood.

Dave Stockton spoke in favor of City Councilor Adam Woodden recusing himself from discussion and voting on any non-sanctuary city declaration because his spouse serves on the Republican Central Committee.

Connie Pittenger spoke in favor of legislating the operation of electric dirt bikes operated by juveniles. City Councilors responded that this topic was discussed at the July 20 work session and an ordinance will be considered on August 4.

Jeff Downs, president of Shepherd's Hand Board of Directors, thanked the City for supporting the organization and the Light House Shelter. Mayor Badagliacco provided an update on a tour of facilities in Delta, Olathe, and Grand Junction earlier in the day. City Manager Bill Bell said information gathered from the tour will be used to develop city programs.

John Connell spoke in favor of activities that get children outside and away from computers. Mr. Connell also spoke in favor of finding a place for kids on electric vehicles to ride safely.

Holly Speaks and Beth McCorkle spoke in opposition to placing the police chief and city clerk under the direction of the City Council.

Ryan Sedgeley spoke in support of an education campaign regarding e bikes and spoke in favor of warnings before citations are issued. City Councilor Dave Frank said that an education component was a part of the work session discussion.

Aaron Ranstrom spoke in favor of a permitting process for electric vehicles and in support of keeping motorized vehicles off of the trails at Riverbottom Park.

John Brown spoke in support of increased community participation at City Council meetings.

APPROVAL OF MINUTES

City Council considered the minutes of the July 6, 2026, special City Council meeting and the July 7, 2026, regular City Council meeting.

City Clerk Lisa DelPiccolo explained a correction to the minutes of the special meeting and said the corrected version of the minutes is included in the meeting packet.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to approve the minutes of the July 6, 2026, special City Council meeting and the July 7, 2026, regular City Council meeting as presented and corrected. All voted yes. Motion passed.

BALLOT QUESTION FOR NOVEMBER 2026 COORDINATED ELECTION

City Council considered whether to give notice to the Montrose County Clerk regarding the addition of a question on the November 3, 2026, Coordinated Election ballot related to amending the Montrose City Charter.

City Attorney Chris Dowsey reported that this topic was raised at yesterday's work session and reviewed statutory deadlines to place items on the November 3 coordinated election ballot. Mr. Dowsey stated that notice must be given to the county clerk by July 23 of an intent to have a ballot item. An intergovernmental agreement would need to be in place by August 25, and ballot language must be certified via ordinance by September 3.

Mayor Michael Badagliacco stated that the sole purpose of this agenda item is to reserve the space on the coordinated election ballot in the event that Council agrees to move forward with any amendments after robust, ample and inclusive discussions.

City Councilor J. David Reed made a statement on the need for the citizens to have a meaningful voice in determining the future of the city charter, learning from last year's failed ballot question, the addition of this agenda item after the agenda was published, and the components of good government. Mr. Reed recommended bringing amendments forward with care, deliberation, and public participation and committing to a process of genuine and meaningful citizen participation.

City Councilor Dave Frank spoke in support of Mr. Reed's statement. Mr. Frank asked to slow the process to allow careful evaluation of the amendments and provide an opportunity to listen to the constituency.

Mayor Badagliacco spoke in favor of the voters deciding any amendments that are placed on the ballot. Mayor Badagliacco stated that proposing these amendments were part of his campaign promises, and many meetings will be held to provide ample opportunity for robust and inclusive discussion.

Public comment was accepted.

Bob Nicholson questioned whether illegal meetings or rolling quorums were used to get to this point and spoke in opposition to rushing to add the proposed amendments to the November ballot.

Cliff Faurer spoke in opposition to the addition of this topic to the agenda after the July 20 work session. Mr. Faurer questioned why the amendments are rushed and what problems they solve.

Dave Stockton spoke in opposition to the amendment to the agenda following the July 20 work session.

Mark Gregory spoke in support of previous comments and in support of J. David Reed's statement. Mr. Gregory questioned why the amendments are rushed and what problems they solve.

Beth McCorkle spoke in support of city elections remaining nonpartisan. Ms. McCorkle requested an explanation of the problems that each proposed charter amendment is intended to solve.

John Brown spoke in support of the City Council listening to the constituency and in support of the Mayor's process for the charter amendments.

Ryan Sedgeley spoke in opposition to a ban on ranked choice voting, in opposition to placing the police chief and city clerk under the direction of the City Council, and in opposition to adding the agenda item following the July 20 work session.

Laurie Connell spoke in support of providing notice for the ballot question to the county clerk and in support of the voters deciding the amendments.

Connie Pittenger spoke in support of a ballot question for each amendment instead of one question with all proposed amendments.

Holly Speaks spoke regarding concerns of a power imbalance due to Council's ability to bring amendments forward using taxpayer funds while Citizens must fund initiatives.

Dave Bowman spoke in support of slowing down the process to allow time to inform the community.

Ron Smith spoke in support of the open dialogue at City Council meetings and distributed a statement with suggested charter amendments. Mr. Smith spoke in support of a standard protocol to update the charter on a regular basis.

Kim Spangrude questioned the effect of the changes on community members residing outside of the city limits.

Dee Laird spoke in support of proceeding with the proposed charter amendments on the November 3 ballot.

Robert Kelly, also known as Sam Aster, spoke regarding citizen avenues for public comment outside of city council meetings.

Phoebe Benziger spoke in opposition to the addition of the agenda item following the July 20 work session. Ms. Benziger spoke in support of two-way communication regardless of affiliation and viewpoints.

Karen Sherman Perez spoke in support of a question on the ballot for each proposed amendment. Ms. Sherman Perez raised concerns regarding the limited timeline and its effect on public comment. Ms. Sherman Perez spoke in support of informing the public of the pros and cons in an unbiased manner.

Heather Scott thanked City Council for the open forum and raised concerns regarding divisiveness and fear in the community.

City Attorney Chris Dowsey stated that any motion made should use the wording "a question or questions on the November 3, 2026, coordinated election ballot."

A motion was made by Adam Woodden, seconded by Ed Ulibarri, to notify the Montrose County Clerk regarding the addition of a question or questions on the November 3, 2026, Coordinated Election ballot related to amending the Montrose City Charter. J. David Reed and Dave Frank voted no. All others voted yes. Motion passed.

A discussion was held on the schedule of meetings for review of the proposed amendments and to meet the required election deadlines. Mayor Badagliacco said he would prepare a meeting schedule that would be emailed to City Council and staff and posted on the City website.

GOOGLE WORKSPACE EXPENSE AUTHORIZATION

City Council considered the purchase of Google Workspace Enterprise software licenses at the total cost of $54,432.00.

Information Systems Director Greg Story requested authorization to purchase Google Workspace Enterprise licenses through the Statewide Internet Portal Authority (SIPA). Mr. Story stated that through SIPA, the City secured a discounted annual rate of $170.10 for each of the 320 users. Funding for the purchase is included in the 2026 budget.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to approve the purchase of Google Workspace Enterprise software licenses at the total cost of $54,432.00 as presented. All voted yes. Motion passed.

2026 STREETLIGHT UPGRADE AND REPLACEMENT AUTHORIZATION

City Council considered the 2026 Streetlight Upgrade and Replacement Authorization in partnership with Delta-Montrose Electric Association for the not-to-exceed amount of $240,000.00.

Public Works Operations Manager Nikolas Pridy reported no changes to this item since the July 6 work session discussion. Mr. Pridy stated that this authorization includes two separate scopes of work. The first is the final year of the LED street light conversion for the not-to-exceed amount of $120,000.00, and the second is the continued replacement of older streetlight poles, also not to exceed $120,000.00. Mr. Pridy said the expense is included in the 2026 budget, and no additional appropriation is being requested.

Public comment was accepted. No comments were received.

A motion was made by Adam Woodden, seconded by Dave Frank, to approve the 2026 Streetlight Upgrade and Replacement Authorization in partnership with Delta-Montrose Electric Association for the not-to-exceed amount of $240,000.00 as presented. All voted yes. Motion passed.

PAVILION DESIGN (PHASE 1) CONTRACT AWARD

City Council considered the authorization of $400,000.00 for the first phase of design work on the Montrose Pavilion Renovation including a contract with Blythe Group and Company (BG+Co).

Public Works Director Jim Scheid reported that a complete assessment of the critical systems at the Montrose Pavilion was conducted and it was found that several were nearing end of life, including the HVAC system and the roof. Mr. Scheid said that issues with the HVAC system are problematic because it is tied into the fire suppression system. Because the Pavilion books 18 months in advance, scheduling is challenging and the goal is to complete as many projects as possible during a designated closure.

Mr. Scheid said the Phase 1 design was budgeted for 2026, with the intent of budgeting for construction in 2027 and targeting a construction closure of the facility in 2028. Blythe Group, which completed the assessment, was selected for the design and has worked on design projects for several city facilities.

Mr. Scheid recommended approval of the design contract with Blythe Group, with $200,000.00 in anticipated design costs in 2026 and $200,000.00 in early 2027. The 2026 budget includes $500,000.00 for the design project. Mr. Scheid said Blythe will be paid on an hourly, not-to-exceed basis. Design is anticipated to start late summer and conclude in time to complete bid processes for the 2028 budget.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to authorize $400,000.00 for the first phase of design work on the Montrose Pavilion Renovation including a contract with Blythe Group and Company (BG+Co) as presented. All voted yes. Motion passed.

HILLCREST SIDEWALK REPLACEMENT CONSTRUCTION CONTRACT

City Council considered the award of a contract to Precision Dirt Work in the amount of $489,577.00 for construction of the South Hillcrest Drive Sidewalk Replacement Project.

Public Works Director Jim Scheid reported that this item is included as part of the MoveMo scope for this year. The section of sidewalk was identified as needing replacement but is not associated with a street repair. Mr. Scheid reviewed the location of the 1,800 feet of sidewalk on the west side of Hillcrest Drive between Miami and Sunnyside Roads. The City Council determined this project as a priority during the formation of the 2026 budget.

Mr. Scheid reviewed the bid process. Six bids were received with the low bid submitted by Precision Dirt Work. Mr. Scheid said that initially, an internal cost estimate of $650,000.00 was determined for the project with half budgeted in the 2026 MoveMo scope and half in 2027. Mr. Scheid recommended completing the entire project in 2026 because the bids were favorable and savings were realized on other projects.

Public comment was accepted.

Jim Haugsness raised the issue of improving access for two properties in the vicinity and was asked to speak with Mr. Murphy.

Kim Spangrude asked if information on the project would be available in Spanish.

A motion was made by Adam Woodden, seconded by Dave Frank, to award a contract to Precision Dirt Work in the amount of $489,577.00 for construction of the South Hillcrest Drive Sidewalk Replacement Project as presented. All voted yes. Motion passed.

2026 ANNUAL COLORADO FLIGHTS ALLIANCE CONTRIBUTION

City Council considered the approval of the City's annual contribution to the Colorado Flights Alliance (CFA) in the total amount of $300,000.00.

City Councilor J. David Reed recused himself from this agenda item due to a conflict. Mr. Reed left the City Council Chambers at 8:07 p.m.

City Manager Bill Bell provided background on the services provided by Colorado Flights Alliance to ensure that the region has a variety of flights throughout the year. Mr. Bell stated that the support funding for CFA is included in the 2026 budget but exceeds the city manager spending authority. Mr. Bell said the City has provided support funding to CFA for close to 20 years. The meeting packet includes data on the past five years as well as economic impact statements.

Mr. Bell stated that any unspent support funding would revert to CFA's designated fund balance for the next year. Mr. Bell said the fund balance reserves are used to address unforeseen circumstances and ensure a variety of flights for the region.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to approve the City's annual contribution to the Colorado Flights Alliance (CFA) in the total amount of $300,000.00 as presented. All present voted yes. Motion passed.

Mr. Reed rejoined the meeting at 8:14 p.m.

ORDINANCE 2725 – FIRST READING

City Council considered Ordinance 2725 on first reading, an Ordinance of the City of Montrose, Colorado, amending Title XI Chapter 7, Zoning Regulations; Title XI Chapter 11, Supplementary Uses; and Title XI Chapter 15, Definitions, to allow for Temporary Workforce Housing within the City of Montrose, Colorado. A hearing was held.

Community Development Director Jace Hochwalt stated that the current development code, Title XI, does not define or regulate temporary work force housing, and the proposed amendments are intended to provide a framework for evaluating proposals.

Mr. Hochwalt said Ordinance 2725 adds a definition for "Temporary Workforce Housing," establishes use-specific criteria and procedural requirements for Temporary Workforce Housing, and incorporates "Temporary Workforce Housing" into the use table to clearly identify the zoning district(s) where the use is permitted. Use will be allowed in the I-1, "Light Industrial" zoning district.

Mr. Hochwalt said that at the request of City Council, a provision was added limiting use to once every five years per parcel.

Mr. Hochwalt recommended approval to accommodate temporary labor needs for major construction and infrastructure projects in the region.

City Council discussed possible community impacts.

Mr. Hochwalt stated that the impact from temporary workforce housing is not substantially different from residential development. The requirement of an operational management plan addresses who is responsible for supervision and maintenance. Mr. Hochwalt said the City is trying to be proactive in a situation that is likely to develop anyway and is planning ahead to address the impacts.

Mr. Hochwalt said the property owner is ultimately responsible, and the City would not approve the application unless an operational management plan is clearly outlined.

City Manager Bill Bell stated that an owners representative was at the work session discussion and has discussed plans with staff. The facility would have an on-site supervisor and would be managed in a professional manner. Mr. Bell said the site would generate sales tax revenue to offset the impacts.

Mayor Michael Badagliacco opened the hearing.

Public comment was accepted.

Aaron Ranstrom raised concerns about the location and questioned the timing. Mr. Hochwalt said a potential use was brought forward that the City is addressing. Mr. Hochwalt said there is a limited number of sites within the I-1 zoning that would be suitable.

Dale Reed, COO of Merrimac Development, addressed concerns raised by City Council. Mr. Reed said the management plan addresses security, management and maintenance, and a transportation plan includes busing workers to the site. Mr. Reed said the proposed process allows the city to revoke the permit and loss of the site would be a significant problem. Most of the employees will work a 6-10 schedule with one day free each week.

A motion was made by J. David Reed, seconded by Dave Frank, to pass Ordinance 2725 on first reading as presented. Ed Ulibarri voted no. All others voted yes. Motion passed.

ORDINANCE 2717 – SECOND READING

City Council considered Ordinance 2717 on second reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the El Chapin Addition.

Senior Planner William Reis reviewed the annexation schedule and the location of the 12.28 acres on 6600 Road. Mr. Reis stated that the property meets all eligibility requirements for annexation and is within the City's utility service areas. Mr. Reis reviewed the intent of the requested "R-3" zoning designation and the zoning of adjacent properties.

Mr. Reis recommended approval of the annexation and zoning ordinances stating that the proposal is consistent with public health, safety, and welfare, annexation policies, and the Comprehensive Plan. An annexation agreement and annexation impact report are required.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to adopt Ordinance 2717 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2718 – SECOND READING

City Council considered Ordinance 2718 on second reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the El Chapin Addition as an "R-3," Medium Density District. Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Ordinance 2718 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2719 – SECOND READING

City Council considered Ordinance 2719 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of a portion of Lot 39 of the Amended Ponderosa Ranch Subdivision Filing No. 2 Lots Park and 39 from "R-6," Medium Density/Manufactured Housing District, to "B-3," General Commercial District.

Senior Planner William Reis reported that the property address is 1269 Spring Creek Road. A recent boundary line adjustment transferred 1.12 acres from a subdivision to an adjacent commercial property. Mr. Reis said the parcels had different zoning designations, and best practice is to rezone the portion being transferred to match. Mr. Reis reviewed rezone criteria and the intent of the "B-3" zoning designation.

Mr. Reis recommended approval stating that the proposal meets rezone criteria and is compatible with existing uses in the surrounding area.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Adam Woodden, to adopt Ordinance 2719 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2720 – SECOND READING

City Council considered Ordinance 2720 on second reading, an Ordinance of the City of Montrose, Colorado, designating the Lathrop Hardware building, with an historic address of 439 East Main Street, as a City of Montrose Historic Property pursuant to § 11-3 of the Official Code of the City of Montrose.

Senior Planner William Reis reported that the building is eligible for historic designation due to its age and its association with the history of downtown Montrose as the site of one of the City's earliest and longest lived hardware stores.

Mr. Reis recommended adoption of Ordinance 2720 stating that the Historic Preservation Commission unanimously recommended approval of the historic designation on May 26, 2026.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by J. David Reed, to adopt Ordinance 2720 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2721 – SECOND READING

City Council considered Ordinance 2721 on second reading, an Ordinance of the City of Montrose, Colorado, designating the E.A. Lee Garage, with an historic address of 219 East Main Street as a City of Montrose Historic Property pursuant to § 11-3 of the Official Code of the City of Montrose.

Senior Planner William Reis reported that the building is eligible for designation due to its age and its association with the history of transportation in Montrose having been an early automotive garage.

Mr. Reis recommended adoption of Ordinance 2721 stating that the Historic Preservation Commission unanimously recommended approval of the historic designation on June 23, 2026.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Ed Ulibarri, to adopt Ordinance 2721 on second reading as presented. Michael Badagliacco and Adam Woodden voted no. All others 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 May 2026. Ms. Whittaker reported that total collections for the General Fund were up 6.1 percent as compared to May of 2025, with a positive budget variance of 4.9 percent. Year-to-date collections for the General Fund were up 0.5 percent with a positive budget variance of 0.2 percent.

CITY COUNCIL COMMENTS

Mayor Pro Tem Ed Ulibarri reported on the success of the recent Tips for Cops event that benefitted Special Olympics.

ADJOURNMENT

The meeting adjourned at 8:57 p.m. with no further action taken.

ATTEST:

Michael J. Badagliacco, Mayor

Lisa DelPiccolo, City Clerk

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