



CITY COUNCIL WORK SESSION
Monday, August 17, 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) **INTRODUCTION OF NEW CITY EMPLOYEES**

Thomas Meyers - Deputy Building Official
Jessica Healy - Public Works Customer Service Technician
Sierra Lucero - Associate Planner
Cole Bishop - Utilities Crew Member

2) **DISCUSSION ITEMS**

- A) Comprehensive Plan Technical Update Overview (15 minutes)
Staff: Community Development Director Jace Hochwalt
- B) Vehicle Purchase Recommendation (15 minutes)
Staff: Fleet Superintendent Shane Brandt
- C) The Hub at Montrose Crossing Economic Impact Report and Potential Development Support (20 minutes)
Staff: City Manager Bill Bell and City Engineer Scott Murphy



- D) 2026 Montrose Permanent Fund Contribution To Colorado Mesa University Foundation With Scholarships Contributions (10 minutes)
Staff: City Manager Bill Bell
- E) North Park Avenue Division of Property Official Act of the City (10 minutes)
Staff: City Engineer Scott Murphy
- F) Intergovernmental Agreement for November 3, 2026, Coordinated Election (10 minutes)
Staff: City Attorney Chris Dowsey

3) **GENERAL CITY COUNCIL DISCUSSION**

4) **STAFF REPORTS**

MEMO



To: Honorable Mayor and Members of the City Council
From: Jace Hochwalt, Community Development Director
Council Work Session Date: August 17, 2026
Council Meeting Date: TBD
Re: Envision 2040 Montrose Comprehensive Plan Technical Update

Action

Receive a presentation on the Envision 2040 Comprehensive Plan Technical Update, including the proposed process, project timeline, and state-required plan elements.

Background

The purpose of a comprehensive plan is to establish a community vision, set goals, and guide growth and development decisions. For over 65 years, the City of Montrose has charted its future by preparing and implementing comprehensive plans, with periodic updates to adapt to changing conditions.

In 2019, the City initiated Envision 2040, the process of rewriting the 2008 Comprehensive Plan. Adopted in 2021, the Envision 2040 Montrose Comprehensive Plan serves as the City's official guide for local decision-making on long-range planning, land use, and development policy.

The Envision 2040 Montrose Comprehensive Plan is intended to be a "living document," establishing a five-year and a ten-year update policy:

GOAL LU-2 Objective 2.1

The Comprehensive Plan should be referenced by staff on a regular basis when making decisions; updated every five years by staff, Planning Commission, and City Council to keep up with changing conditions throughout the community; and completely rewritten every ten years with input from staff, Planning Commission, City Council and the general public.

In 2024, the state legislature adopted SB24-174, with resulting amendments to C.R.S § 31-23-206. The new legislation and revised state statute requires municipal comprehensive plans to include a water supply element and a strategic growth element no later than December 31, 2026, and that a housing action plan be incorporated no later than January 1, 2028.

With funding assistance from the Colorado Department of Local Affairs (DOLA), the Envision 2040 Montrose Comprehensive Plan Update Project (the Plan Update) includes:

- The preparation of a Strategic Growth Element and a Water Supply Element
- The preparation of a Housing Action Plan
- Other technical updates as needed, e.g., updating data using latest Census information
- Alignment of the City's Land Use Regulations with the new Plan Update elements

The Plan Update will honor the extensive public engagement that established the original Plan's community vision, guiding principles, goals, and objectives. Public engagement activities will be focused on the review of the new Plan material required by state statute and any additional technical updates. At least two public open house events, online and social media outreach, and Planning Commission and City Council work sessions and hearings are planned. A project website using Social PinPoint to provide information regarding the project, host draft documents, and encourage feedback via a contact form has recently been activated, with a link available via the City's Community Development Department page.

In summary, the Plan Update project will bring the City's comprehensive plan into legislative compliance in 2026, and ensure that the Envision 2040 Montrose Comprehensive Plan remains relevant and responsive to evolving community needs.

Fiscal Impact

The Plan Update project is primarily funded by two grants from the Colorado Department of Local Affairs (DOLA), as follows:

	DOLA	City Match	Total
Energy Impact Assistance Grant	\$22,500	\$22,500	\$ 45,000
Housing Planning Grant	<u>\$56,250</u>	<u>\$18,750</u>	<u>\$ 75,000</u>
Total Project Cost (\$)	\$78,750	\$41,250	\$120,000
Total Project Cost (%)	65.6%	34.4%	100%

The total project cost is \$120,000, with \$78,750 funded through dedicated grant funding and the remaining \$41,250 provided as the City's required match. The City's match will be funded through the General Fund and was approved in the 2026 budget.

Conclusion

Following discussion and guidance from the City Council, City staff will proceed with the Plan Update project with the goal of having the Plan Update substantially complete by the end of the year, with final documents to follow as needed for City Council consideration and approval.

MEMO

To: Honorable Mayor and Members of the City Council
From: Shane Brandt, Fleet Superintendent
Council Work Session Date: August 3rd, 2026
Council Meeting Date: August 18th, 2026
Re: Vehicle Purchase Recommendation



Action

Consider approving the purchase of an F-150 from Sill-TerHar Motors out of Broomfield Colorado for a total price of \$63,500.00.

Background

The City of Montrose Police Department is adding an F-150 to be used by the detectives. Before budgeting for an additional vehicle an evaluation of the usage of all police department vehicles was performed. After reviewing this information, it became apparent that the police academy van was being underutilized and there was a shortage in other operations such as Detectives. The 2026 budget approved the sale of the academy van and the use of the proceeds and the collected replacement to purchase an F-150. This purchase helps to improve efficiency of the fleet by removing an underutilized vehicle and adding one that will be much better utilized. This purchase was not included in the larger vehicle purchase completed early in 2026 due to the van needing to be sold first.

Fiscal Impact

The quote from Sill-TerHar Motors utilizes the Colorado state bid pricing, guaranteeing the City of Montrose the best price on this purchase. This purchase is included in the 2026 budget. The funds for this purchase will come from the collected amount for replacement from the Fleet Fund and the sale of the academy van. These combined funding sources amount to a \$62,000.00. Utilizing these funds puts this purchase at \$1,500.00 over the allocated amount. Purchases of patrol cars earlier in 2026 recognized savings of \$10,000. These savings can help to cover the overage of \$1,500.00.

MEMO



To: Honorable Mayor and Members of the City Council

From: William Bell, City Manager

Scott Murphy, City Engineer

Council Work Session Date: August 17, 2026

Re: Hub at Montrose Crossing Potential Development Support Rev. 1

Attachments:

- Attachment A: Site and Infrastructure Overview Drawings
- Attachment B: Anderson Analytics Economic Impact Report

Action

Review economic impact report and discuss potential development support associated with the 160-unit Hub at Montrose Crossing market rate apartment project to be located at the intersection of Cobble Drive and 6450 Road.

Background

In response to rising housing needs in the community, 1890 Homestead, LLC started to evaluate and develop preliminary plans for a multi-family residential housing complex in 2019. Through this process, they developed a plan for the Hub at Montrose Crossing (formerly 1890 Homestead) to be situated near the intersection of 6450 Road and Cobble Drive within the City of Montrose. The project was first discussed with City Council at a work session in late 2020 when the project was initially envisioned to include a senior living facility and approximately 21 separate two-story apartment buildings dispersed throughout the site with green space and pedestrian trails in between. At the 2020 work session discussion, fee waivers and infrastructure support from the City with a value of up to \$2.3M were discussed to help facilitate the first phase of the project (192 apartment units) and, in doing so, help to meet the community's housing needs. The City then went on to budget for this assistance in the City's 2021 budget.

Following the 2020 work session discussions, the developer continued to refine plans for their project and initially presented a sketch plan and planned development (PD) to the City Planning Commission for consideration in December of 2020. The project was presented as a PD plan (as required by our code at the time) in order to allow for the placement of multiple separate residential structures on a single lot. Planning commission meetings for the project ultimately extended into February of 2021 when the planning commission recommended approval of the PD plan but with a density restriction of no more than seven units per acre. It should be noted that the City does have the legal purview to place conditions on a planned development (versus a straight subdivision process where land uses are prescriptive by right through our zoning and development codes).

The density restriction recommended by the Planning Commission was substantially lower than that necessary to accommodate the project as planned by the developer and was less than the density that could be achieved by completion of the project through a straight subdivision process. As a result, the developer elected to redesign their project to include a single 160 unit apartment building on a single lot that was created through a standard minor subdivision process. Site development plans and the minor subdivision for this application were then developed, submitted,

and approved in late 2021. An overview of the project planned for construction is included as Attachment A.

In support of the 160-unit apartment complex, the City entered into a development agreement offering approximately \$400k in fee waivers and \$1.4M in utility fee and public infrastructure reimbursements for the project. The initial development agreement was entered into in the fall of 2021, was extended in the fall of 2022, and at the time was planned to be funded through the City's general fund with assistance from federal American Rescue Plan Act (ARPA) dollars.

The amended development agreement for the project required that the building permit be pulled to start construction by August 1, 2023. Although the project plans were complete, a building permit was not pulled for the project and the development agreement was left to expire. This was due primarily to challenges facing the project relating to high interest rates and elevated construction costs which were continually increasing over this time period.

Despite the project's financial headwinds, the developer continued to work with the United States Department of Housing and Urban Development (HUD) on project financing and continued to refine the project's design and costs to make it viable. As of summer 2026, we understand the project is now ready to go to construction pending support/partnership with the City.

Potential Development Support

With the project restarted, the current City Council discussed potential partnerships with the developer at a work session on July 6, 2026. Potential ways to support the project are summarized in Table 1 with descriptions of each item following the table.

TABLE 1
Summary of Potential City Contributions

Work Element	Fee Waiver	Utility Connection Fees	Public Infrastructure Capital Expenditures
Permit Fee	\$103,779	-	-
Plan Check Fee	\$67,456	-	-
City Construction Use Tax	\$418,429	-	-
Water Tap, Capacity, and Unit Connection Fees	-	\$264,697	-
Sanitary Sewer Tap, Capacity, and Unit Connection Fees	-	\$867,945	-
Public Water Infrastructure	-	-	\$416,000
Public Sanitary Sewer Infrastructure	-	-	\$452,000
Public Frontage Improvements	-	-	\$139,000
TOTALS	\$589,664	\$1,132,642	\$1,007,000

- **Fee Waivers.** Fee waivers are administrative fees associated with the building permit that can be waived under authority of the City Manager's office. It is common practice that the permit fee, plan check fee, and City construction use tax are waived on multi-family housing and commercial development projects given their housing and economic benefit to our community. It should be noted that some elements of the building permit fees (public safety sales tax, County construction use tax, Rec District sales tax, and school land fee) cannot be waived and are still collected as part of the building permit process.
- **Utility Connection Fees.** The water and sewer utility connection fees cover tap, capacity fees, and unit charges for the project. There are two ways the City Council can approach this type of assistance: Option A, which has been our historic practice, is for any utility-related assistance to come through an approval of the City Council and the funding is transferred from the city's general fund into the appropriate utility fund to cover the utility's costs. Option B is for any utility-related assistance to come through an approval of the City Council and the funding comes directly from the appropriate water or sewer fund directly.
- **Public Infrastructure.** The project includes public infrastructure elements to include sewer mainline extensions, water mainline extensions, and the construction of curb, gutter, and sidewalk along the project's 6450 and Cobble Drive Frontages. These work elements are highlighted in the drawings included as Attachment A and costs presented in Table 1 were developed by the City's engineering department in late 2025. If approved in support of the apartment project, these work elements would generally be performed by the developer's contractor and reimbursed up to the amounts presented following completion and acceptance of the work or occupation of the project.

Determination of Economic Impact

At the July 2026 work session meeting, City Council requested additional information regarding potential economic impacts that the Hub project would bring to the community through its construction and long-term operation. In response to this, the City Manager's office utilized Anderson Analytics to perform these analyses. A copy of the resulting analytics report is included as Attachment B with a summary of economic impacts included in Table 2.

TABLE 2
Summary of Anticipated Economic Impacts

Economic Indicator	One-Time Construction	Long-Term Operation
Labor Income	\$21M	\$2.6M
Number of Jobs	313	51
Total Economic Output	\$75M	\$9.1M
Contribution to Area GDP	\$38M (1.4%)	\$5.5M (0.2%)
Annual City Sales Tax Revenue	-	\$152k (2026 dollars)

As detailed in the analytics report, the project will also produce tax revenue to other overlapping local governments (Montrose County, school district, recreation district, fire district, etc).

Contract Administration and Project Financials

Contract administration, project management, and inspection associated with any potential development support/incentives would be performed by the City of Montrose engineering department.

Except for general fee waivers, any utility connection fees, utility costs, or public infrastructure capital expenditures would need to be formally budgeted. Assuming reimbursements were setup to occur following occupation of the building/completion of the project, these would likely hit in early 2028. Funding sources for each potential work element are summarized below:

- Fee Waivers: N/A – waived at time of building permit and already approved by City Manager
- Utility Connection Fees: General, water, and/or sewer funds (unless directly waived)
- Public Water Infrastructure: Water capital fund
- Public Sewer Infrastructure: Sewer capital fund
- Public Frontage Improvements: General capital fund

Path Forward

Should City Council reach consensus on a potential partnership with the Hub project, the next step would be for the City's legal department to prepare a development agreement for consideration at an upcoming regular council meeting.

ATTACHMENT A
PROJECT AND UTILITY OVERVIEW DRAWINGS

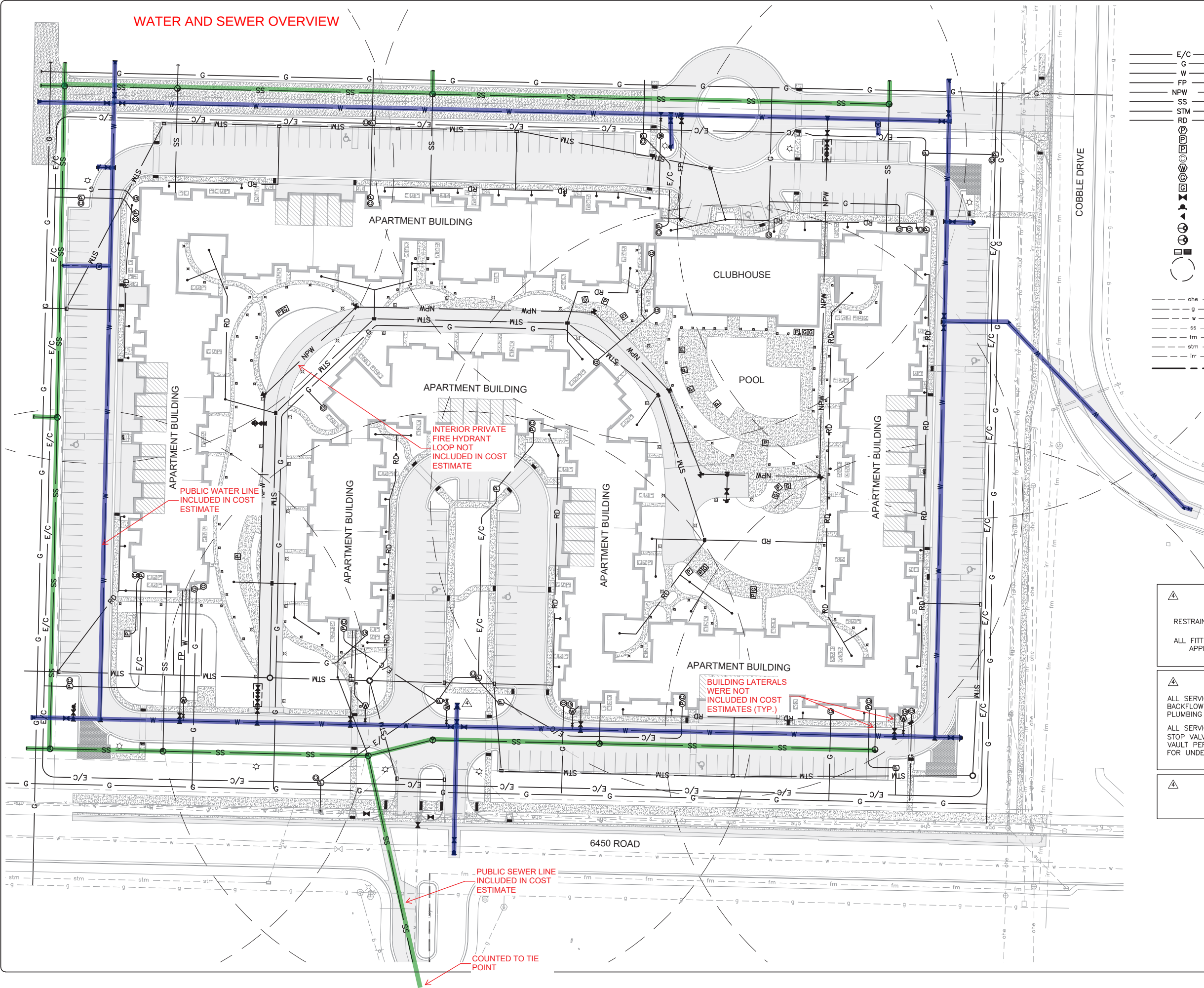


THE
HUB
AT MONTROSE CROSSING



PLOTTED BY PETER, FILE PATH & NAME: \\VMS14\PROJECTS\ACTIVE PROJECTS\121072\LEADERSHIP CIRCLE THE HUB DEVELOPMENT\121072C_PIPES.DWG, PLOT DATE = 10/17/2024 12:38 PM

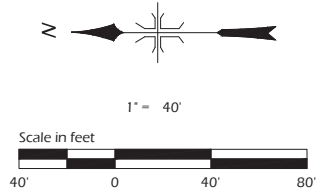
WATER AND SEWER OVERVIEW



LEGEND

- | | |
|-------------|---|
| — E/C — | PROPOSED ELECTRIC/COMMUNICATION LINES |
| — G — | PROPOSED GAS LINE |
| — W — | PROPOSED WATER LINE |
| — FP — | PROPOSED FIRE PROTECTION LINE |
| — NPW — | PROPOSED NON-POTABLE PRIVATE WATER LINE |
| — SS — | PROPOSED SEWER LINE |
| — STM — | PROPOSED STORM SEWER LINE |
| — RD — | PROPOSED ROOF/AREA DRAIN LINE |
| — PM — | PROPOSED POWER METER/PANEL |
| — PE — | PROPOSED POWER EQUIPMENT |
| — PP — | PROPOSED POWER PEDESTAL |
| — CE — | PROPOSED COMMUNICATION EQUIPMENT |
| — WM — | PROPOSED WATER METER |
| — GM — | PROPOSED GAS METER |
| — F — | PROPOSED FIXTURE |
| — WV — | PROPOSED WATER VALVE |
| — FH — | PROPOSED FIRE HYDRANT |
| — TB — | PROPOSED THRUST BLOCK |
| — SSM — | PROPOSED SANITARY SEWER MANHOLE |
| — SSMH — | PROPOSED STORM SEWER MANHOLE |
| — SI — | PROPOSED STORM INLET |
| — R — | PROPOSED 250' RADIUS FIRE HYDRANT REACH |
| --- ohe --- | EXISTING OVERHEAD POWER LINE |
| --- g --- | EXISTING GAS LINE |
| --- w --- | EXISTING WATER LINE |
| --- ss --- | EXISTING SEWER LINE |
| --- fm --- | EXISTING FORCE MAIN LINE |
| --- stm --- | EXISTING STORM SEWER LINE |
| --- irr --- | EXISTING IRRIGATION LINE |
| --- | LOT LINE |

- WATER LINE FITTINGS**
- ALL BENDS TO BE MADE WITH:
RESTRAINED JOINT, EPOXY COATED, DUCTILE IRON FITTINGS.
- ALL FITTING FOR FIRE PROTECTION LINES SHALL BE UL/FM
APPROVED FOR USE IN FIRE PROTECTION SYSTEMS
- WATER LINE SERVICES**
- ALL SERVICES SHALL INCLUDE REDUCED PRESSURE ZONE
BACKFLOW PREVENTION ON THE LINE PER APPLICABLE
PLUMBING AND BUILDING CODES.
- ALL SERVICES SHALL CONSIST OF A 2" TAP SADDLE, 2" CURB
STOP VALVE, 2" HDPE PURE CORE PIPE, AND 2" METER &
VAULT PER CITY OF MONTROSE DETAIL W-05 AND SPECIFIED
FOR UNDERGROUND WATER SERVICE USE.
- FIRE DEPARTMENT NOTE**
- ALL HYDRANTS SHALL BE OPERATIONAL
PRIOR TO BUILDING CONSTRUCTION.



SUBMITTAL SET

DWS		11/4/21		BIDDING QUESTIONS		DWS		10/16/24		CITY & MFD COMMENTS		DWS		NO		DATE		NO		REVISIONS		BY	
DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 123 Colorado Ave. Montrose, CO 81401 Tel: (970) 342-2251 Fax: (970) 342-2252 www.delmont.com																							
DESIGNED BY		SCALE		AS NOTED		DWS		DATE ISSUED		2021-09-28		CHECKED BY		DATE		NO		DATE		NO		BY	
PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC		PJ/TMC	
LEADERSHIP CIRCLE, LLC THE HUB AT MONTROSE CROSSING MONTROSE, COLORADO																							
UTILITY OVERVIEW																							
DWS JOB NO.		21072																					
SHEET NO.		C4-1																					
53		53																					

The diagram illustrates a street layout with a vehicle's swept path. Key features include:

- MFPD TOWER TRUCK:** Located at the top of the diagram, near a building.
- SWEEPED VEHICLE PATH LINES, TYP.:** Indicated by arrows and lines showing the vehicle's path and the area it sweeps.
- Road (RD):** A curved road segment is shown on the right side of the diagram.
- Building:** A building is located at the bottom left of the diagram.

270 TOTAL PARKING SPACES

EXISTING POWER LINE EASEMENT

ALL WEATHER GRAVEL
-TURN-AROUND FOR CITY UTILITY
ACCESS & MAINTENANCE

ALL WEATHER GRAVEL DRIVING
SURFACE FOR CITY UTILITY
ACCESS & MAINTENANCE

FUTURE DRIVEWAY

PROPOSED UTILITIES SHOWN
FOR REFERENCE, TYP.

PROPERTY LINE

CONCRETE ENTRANCE DRIVEWAY -

EXISTING POWER LINE EASEMENT -

COBBLE DRIVE

COBBLE DRIVE WATER LINE
SEE SHEET C3-24

COBBLE DRIVE SIDEWALK

Scale in feet

~~6450~~^W ROAD

— CURB, GUTTER, SIDEWALK, AND STREET PATCHING INCLUDED IN COST ESTIMATE

SUBMITTAL SET

<u>A</u>	11/4/21	BIDDING QUESTIONS	DWS
<u>A</u>	10/16/24	CITY & MFPD COMMENTS	DWS
NO	DATE	REVISIONS	BY

DESIGNED BY	P/J/T/M/C	SCALE	AS NOTED	CHECKED BY	DWS
DRAWN BY	P/J/T/M/C	P/L NAME	20252-BAE-DWG	DATE ISSUED	2021-09-28



DMC

DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING

125 Colorado Ave. • Monroe, CO 81050 | (970) 248-2221 FAX
 www.delmont.com | info@delmont.com

LEADERSHIP CIRCLE, LLC
THE HUB AT MONTROSE CROSSING
MONTROSE, COLORADO

HORIZONTAL OVERVIEW

DMC JOB NO.: 21072

SHEET NO.: C2-1

OF 53 SHEETS

ANDERSON ANALYTICS, LLC

1516 North Nevada Ave.
Colorado Springs, CO 80907
719 332-2125
andersonanalyticsCO.com

To: William Bell
City Manager
City of Montrose, Colorado

Date: July 27, 2026

Subject: Economic Impact Analysis for Proposed HUB Multifamily Residential Project

Dear Bill,

Per your request, we have prepared an analysis of the potential economic impacts resulting from the proposed The HUB at Cobble Creek 160-unit multifamily residential development project, in the City of Montrose, CO. We have modeled the following types of estimated economic and fiscal impacts:

- One-time economic impact from construction of the project – measured in terms of jobs, labor income, economic output, and contribution to local gross domestic product (GDP). The results are shown on pg. 4.
- Recurring annual economic impact from the estimated household spending (personal consumption expenditures) of the residents of the project – also measured in terms of jobs, labor income, output, and contribution to GDP. The results are shown on pgs. 5-6.
- Recurring annual sales tax revenues to the City and to Montrose County from estimated household spending of the residents of the project. The results are shown on pg. 7.
- Recurring annual property tax revenues to local governments from the multifamily property. The results are shown on pg. 7.

The economic impacts were modeled utilizing the most recent U.S. Bureau of Economic Analysis (BEA) Regional Input-Output Modeling System (RIMS II) multipliers (based on 2017 Benchmark Input-Output Table for the Nation and 2024 regional data), which were released in May 2026 and are available for metropolitan and micropolitan statistical areas. The impact area modeled for the estimated jobs, labor income, output, and GDP was the Montrose, CO Micropolitan Statistical Area (MSA), which is comprised of Montrose County and Ouray County. The sales tax revenue impacts were modeled utilizing our consumer spending demand and capture models developed by Anderson Analytics, which are based on a multitude of data sources cited on pg. 9.

Estimated Economic Impacts:

Construction of the residential project is estimated to create or support a total of about 313 annual-equivalent jobs during the construction period in the Montrose, CO MSA, including direct (on-site), indirect (business-to-business), and induced (worker spending) impacts, with total labor income of about \$20.97 million (in estimated \$ 2026). Construction of the project is estimated to result in total economic output of about \$74.73 million in the Montrose, CO MSA, and to contribute a total of about \$37.92 million to local GDP. This would amount to about 1.40% of the total annual GDP in the Montrose, CO MSA in 2024, according to BEA statistics.

Ongoing annual household spending (personal consumption spending) by residents of the project, at stabilized occupancy, is estimated to create or support a total of about 51 jobs per

year in the Montrose, CO MSA, with total labor income of about \$2.59 million per year (in estimated \$ 2026). Household spending by residents of the project is estimated to create or support about \$9.08 million per year in economic output in the Montrose, CO MSA, and to contribute about \$5.51 million to local annual GDP. To the extent that the households in the project amount to net new population in the Montrose market, these household spending impacts would generally represent net new jobs and economic activity expected to be created in the Montrose, CO MSA.

Estimated Fiscal Impacts:

Taxable spending by residents of the project, at stabilization, is estimated to generate a total of about \$151,800 in annual sales and use tax revenue for the City of Montrose, at the City's total 3.58% tax rate, in current (\$ 2026) equivalent dollars. About \$4.24 million in annual taxable sales subject to the City's sales and use tax are estimated to be generated by household spending. Also, about \$12,700 in annual sales and use tax revenue for the Montrose Recreation District (at a rate of 0.30%), and about \$70,100 in total annual County sales and use tax revenue (at a total rate of 1.75%) are estimated to be generated (in \$ 2026).

The 160-unit multifamily residential project would be estimated to generate a total of about \$141,200 in annual property tax to all other overlapping local governments (in 2026 equivalent values and mill levy rates), including about \$38,500 to the County, \$63,100 to the School District, and \$18,900 to the Fire District.

Economic Impact Analysis Terminology:

For the one-time construction impacts, we estimated the direct, the indirect, and the induced effect impacts per BEA RIMS II multipliers:

- Direct effect – the first-round impact/contribution generated by the economic activity in a defined area. This is the construction project itself (on-site).
- Indirect effect – the impact resulting from the purchase of supplies and services from other businesses in the local economy by the direct activity (the construction project). This is sometimes called the business-to-business or supply chain effect.
- Induced effect – the impact resulting from the personal consumption spending in the local economy by the employees and proprietors whose incomes are supported by direct and indirect effects.

By definition, the household spending impacts are induced effects only.

The following are the definitions of jobs, labor income (earnings), value added (contribution to GDP), and output in the analysis:

- Jobs – total annual-equivalent job positions, including full-time and part-time jobs.
- Labor Income (earnings) – total worker salaries and wages, proprietor income (e.g. for sole proprietorships), and employer contributions to health insurance.
- Output - the total value of goods and services produced. For retail and wholesale trade sectors only, output is just the value of retailers' margin (and does not include cost of goods sold).
- Value Added – the total contribution to a region's gross domestic product (GDP). This is output minus the value of intermediate inputs.

Key Model Assumptions:

The project developer indicated that construction hard costs are estimated to total about \$46,000,000. This input underpins the RIMS II impact model for the construction impacts.

The project developer indicated that the estimated average monthly rent rate per unit is anticipated to be \$1,920 (in \$ 2026). We estimated that the average total annual income for a household renting a multifamily apartment at that rent rate in the Montrose market would be about \$78,900 (in \$ 2026), based on Public Use Microdata Sample (PUMS) data from the Census Bureau's 5-Year American Community Survey (ACS) for 2024. We modeled the stabilized annual occupancy rate of the project at an assumed 96.0%.

The property tax estimate is based on a tax year 2025-26 assumed total market value of \$193,000 per dwelling unit, multiplied by 160 units, based on comparable property valuations in the Montrose market. The property tax estimate is calculated utilizing certified tax year 2025 (payable 2026) mill levies and the statutory assessment rates in effect for that year.

Other Economic Impact Considerations:

This analysis does not estimate any potential impacts or contribution to the Montrose economy associated with the business establishments (and public-sector organizations) employing residents of the project. It is not possible to estimate in what specific industries or jobs those residents may work. However, housing supply and availability are important contributors to facilitating economic growth, and to sustaining and growing a local workforce.

Sincerely,



Graham T. Anderson
Senior Analyst
Anderson Analytics, LLC

Project Construction:
Estimated One-Time Economic Impact / Contribution
in Montrose, CO Micropolitan Statistical Area (MSA) - (est. \$ 2026)

**Employment (total annual-equivalent jobs),
and Labor Income (total worker earnings and proprietor income):**

	Employment (total jobs)	Avg. Annual Income / Job	Labor Income (total earnings)
Direct (on-site)	171.7	\$77,124	\$13,245,374
Indirect (business-to-business)	68.2	\$58,816	\$4,009,226
Induced (worker spending)	72.9	\$51,007	\$3,716,800
Total Impact	312.8	\$67,049	\$20,971,400

Jobs are total annual-equivalent jobs created/supported during the construction period, including full-time and part-time jobs. Labor income is total over the construction period, and includes total worker salaries and wages, proprietors' income, and employer contributions to health insurance.

Output (total sales or value of production):

	Total Output
Direct (on-site)	\$46,000,000
Indirect (business-to-business)	\$15,801,000
Induced (worker spending)	\$12,926,000
Total Impact	\$74,727,000

Contribution to Local GDP (value added):

	Value Added (GDP)	as % of Total GDP in MSA (2024)
Direct and Indirect	\$30,074,800	1.11%
Induced	\$7,847,600	0.29%
Total - contribution to GDP	\$37,922,400	1.40%

Total GDP in the Montrose, CO MSA in 2024 was estimated to total about \$2.718 billion, per U.S. BEA, table CAGDP1 "County gross domestic product (GDP) summary."

Impacts estimated utilizing: U.S. Bureau of Economic Analysis (BEA) RIMS II multipliers (2017 / 2024 dataset), for Montrose, CO Micropolitan Statistical Area (comprised of Montrose County and Ouray County, CO). Impacts presented in estimated 2026 dollars.

Impacts modeled utilizing RIMS II detailed industry 'Other Residential Construction' (industry # 2334OR).

Impacts calculated based on estimated total hard-cost construction costs of \$46,000,000 for the Project, per information provided by project developer.

Household Spending: Estimated Recurring Annual Economic Impact / Contribution in Montrose, CO Micropolitan Statistical Area (MSA) - (est. \$ 2026)

**Employment (total annual-equivalent jobs) - in Montrose, CO MSA,
and Labor Income (total worker earnings and proprietor income):**

	Employment (total jobs)	Avg. Annual Income / Job	Labor Income (total earnings)
Total Impact - HH Spending	51.2	\$50,587	\$2,588,440

Jobs are total annual jobs created/supported, including full-time and part-time jobs. Labor income includes total annual worker salaries and wages, proprietors' income, and employer contributions to health insurance.

Output (total sales or value of production) - in Montrose, CO MSA:

Total Output	
Total Impact - HH Spending	\$9,076,505

Contribution to Local GDP (value added) - in Montrose, CO MSA:

	Value Added (GDP)	as % of Total GDP in MSA (2024)
Total - contribution to GDP	\$5,506,494	0.20%

Total GDP in the Montrose, CO MSA in 2024 was estimated to total about \$2.718 billion, per U.S. BEA, table CAGDP1 "County gross domestic product (GDP) summary."

Estimated utilizing U.S. Bureau of Economic Analysis (BEA) RIMS II multipliers (2017 / 2024 dataset), for Montrose, CO Micropolitan Statistical Area (comprised of Montrose County and Ouray County, CO).

Impacts estimated utilizing RIMS II Type 2 impact sector 'Households' (industry # H00000), based on total modeled annual aggregate annual household income of \$12,118,164 at stabilization (in \$ 2026) in the project.

Impacts from household spending (personal consumption expenditures) from residents in the project represent estimated jobs and economic activity retained or added to the Montrose, CO MSA economy, as a result of the residential population supported by the housing.

**Household Spending:
Estimated Recurring Annual Economic Impact / Contribution
in Montrose, CO Micropolitan Statistical Area (MSA) - (est. \$ 2026)**

**Total Impacts (Direct, Indirect, and Induced) - in Montrose, CO MSA,
by Industry impacted:**

	Total Jobs	Labor Income	Total Output	Value Added (GDP)
Total Impacts - Household Spending	51.2	\$2,588,440	\$9,076,505	\$5,506,494
Agriculture, forestry, fishing and hunting	0.9	\$21,000	\$109,000	\$35,000
Mining, quarrying, and oil and gas extraction	0.0	\$0	\$1,000	\$0
Utilities (including government enterprises)	0.3	\$42,000	\$326,000	\$206,000
Construction	0.6	\$40,000	\$118,000	\$62,000
Durable goods manufacturing	0.3	\$15,000	\$65,000	\$28,000
Nondurable goods manufacturing	0.7	\$39,000	\$257,000	\$93,000
Wholesale trade	0.8	\$90,000	\$395,000	\$227,000
Retail trade	10.1	\$405,000	\$1,366,000	\$892,000
Transportation and warehousing (incl. govt. ent.)	1.9	\$75,000	\$239,000	\$121,000
Information	0.6	\$50,000	\$264,000	\$148,000
Finance and insurance	0.9	\$71,000	\$291,000	\$177,000
Real estate and rental and leasing	5.4	\$242,000	\$1,663,000	\$1,157,000
Professional, scientific, and technical services	1.3	\$87,000	\$183,000	\$122,000
Management of companies and enterprises	0.1	\$7,000	\$17,000	\$11,000
Administrative & support, and remediation services	1.2	\$56,000	\$188,000	\$99,000
Educational services	1.2	\$38,000	\$74,000	\$50,000
Health care and social assistance	11.4	\$785,000	\$1,878,000	\$1,163,000
Arts, entertainment, and recreation	1.1	\$39,000	\$111,000	\$63,000
Accommodation	1.2	\$53,000	\$210,000	\$131,000
Food services and drinking places	6.0	\$205,000	\$658,000	\$359,000
Other services (including government enterprises)	4.2	\$214,000	\$633,000	\$348,000
Households	0.8	\$15,000	\$32,000	\$15,000

Estimated utilizing U.S. Bureau of Economic Analysis (BEA) RIMS II multipliers (2017 / 2024 dataset), for Montrose, CO Micropolitan Statistical Area (comprised of Montrose County and Ouray County, CO).

Impacts estimated utilizing RIMS II Type 2 impact sector 'Households' (industry # H00000), based on total modeled annual aggregate annual household income of \$12,118,164 at stabilization (in \$ 2026) in the project.

Note - Output for retail and wholesale trade is defined as only the value of retail margin (less cost of goods sold) - not gross sales. For all other sectors, output is total sales or value of production.

Impacts from household spending (personal consumption expenditures) from residents in the project represent estimated jobs and economic activity retained or added to the Montrose, CO MSA economy, as a result of the residential population supported by the housing.

Estimated Fiscal Impacts to City and Other Local Governments: Sales & Use Tax from Household Spending, and Property Tax from the Property

Annual Sales & Use Tax Revenue - from Household Spending:

	Sales & Use Tax Revenue	tax rate	Total Taxable HH Spending
City of Montrose - General	\$127,234	3.00%	\$4,241,131
City of Montrose - Public Safety	\$24,599	0.58%	\$4,241,131
City of Montrose - Total	\$151,832	3.58%	

Montrose Recreation District	\$12,723	0.30%	\$4,241,131
-------------------------------------	-----------------	--------------	-------------

Montrose County - General (Road)	\$43,236	1.00%	\$4,323,587
Montrose County - Public Safety Impvt.	\$26,873	0.75%	\$3,583,086
Montrose County - Total	\$70,109	1.75%	

Annual taxable spending totals subject to City and County sales and use taxes is estimated from consumer spending demand models developed by ANDERSON ANALYTICS, based on data from multiple sources - see 'Key Assumptions' for list of sources for model.

Annual Property Tax Revenue - from Project Property tax year 2025 (payable 2026) equivalent values and certified mill levies:

	Property Tax Revenue	mill levy	Assessed Value
Montrose County	\$38,513	19.955	\$1,930,000
Montrose County School District	\$63,121	28.994	\$2,177,040
Montrose Fire Protection District	\$18,991	9.840	\$1,930,000
Montrose Recreation District	\$9,650	5.000	\$1,930,000
Montrose Regional Library District	\$7,006	3.630	\$1,930,000
Tri-County Water Conservancy Dist.	\$2,992	1.550	\$1,930,000
Colorado River Water District	\$969	0.502	\$1,930,000
Total	\$141,242	69.471	

Assessed value of the property estimated with an assumed tax year 2025/26 equivalent total market value of \$193,000 per dwelling unit, based on comparable multifamily property valuations in Montrose County.

Key Model Assumptions and Inputs:

Construction Cost:

Modeled - Total Construction Hard Cost = \$46,000,000 ^{1/}

1/ Estimated, per information provided by project developer. Hard cost only utilized as the final demand change input to the RIMS II construction impact model - soft costs are included as indirect impacts.

Estimated Assessed Value

in tax year 2025 (payable 2026) equivalent values:

Total Dwelling Units =	160	
Modeled - Total Market Value per Unit =	\$193,000	^{1/}
Total MV (TY 2025) =	\$30,880,000	

Residential Assessment Rates (TY 2025):

Local Government RAR =	6.25%	
Modeled - Assessed Value (Loc. Gvt.) =	\$1,930,000	
School RAR =	7.05%	
Modeled - Assessed Value (Loc. Gvt.) =	\$2,177,040	

1/ Based on comparable tax year 2025 and 2026 valuations of multifamily properties in Montrose County.

Total Annual Household Income:

Anticipated Average Monthly Rent =	\$1,920	^{1/}
modeled: Rent as % HH Income (x12 month):	29.2%	^{2/}
Modeled - Average HH Income (in \$ 2026) =	\$78,894	
Total Dwelling Units =	160.00	
modeled: avg. annual occupancy:	96.0%	^{3/}
Modeled - Total HH Income / Yr (in \$ 2026) =	\$12,118,164	

1/ Anticipated average monthly rent, per information provided by project developer.

2/ Modeled ratio of rent to household income at the anticipated average rent rate is estimated based on data for rent rates by income for renter households residing in multi-unit buildings, from the U.S. Census Bureau's 5-year American Community Survey (ACS), Public Use Microdata Sample (PUMS) data, for 2024, for Public Use Microdata Area (PUMA) #2401 ('West Central Mountain') encompassing Montrose County.

3/ Modeled at stabilization, based on national norms. **Note - CHFA's Q1 2026 Colorado Statewide Apartment Survey indicated that the Montrose/Delta/Ridgway market had an overall vacancy rate of 0.8%, with only 2 vacant units, at the beginning of 2026.**

Key Model Assumptions and Inputs:

Total Estimated Taxable Spending - by Households:

Average HH Income - Modeled (in \$ 2026) =	\$78,894	\$78,894	\$78,894
Total HH Income - Modeled (in \$ 2026) =	\$12,118,164	\$12,118,164	\$12,118,164
	City - Sales & Use Tax	County - Sales & Use Tax	County - PSI Sales Tax ^{1/}
Taxable Spending Demand - at HH Income			
Food and Alcohol	\$1,770,730	\$1,770,730	\$1,770,730
Vehicle and Fuel	\$926,982	\$926,982	\$147,901
Utilities and Telecom	\$566,108	\$566,108	\$566,108
Household Furnishings and Equipment	\$366,938	\$366,938	\$366,938
Apparel	\$310,319	\$310,319	\$310,319
Personal Care Products and Tobacco	\$164,458	\$164,458	\$164,458
Electronics	\$153,916	\$153,916	\$153,916
Hobbies, Entertainment, Toys, and Reading	\$143,718	\$143,718	\$143,718
Housekeeping Supplies	\$138,131	\$138,131	\$138,131
Pets	\$131,682	\$121,147	\$121,147
Drugs and Medical Supplies	\$61,560	\$91,216	\$91,216
Office and Educational Supplies	\$35,483	\$35,483	\$35,483
Total Annual Taxable Spending Demand =	\$4,770,025	\$4,789,147	\$4,010,066
Taxable Demand - Remote Sales =	\$1,068,465	\$1,068,465	\$1,068,465
Total "Brick & Mortar" Sales Demand =	\$3,701,561	\$3,720,682	\$2,941,601
modeled % demand - purchase in City =	85.7%		^{2/}
modeled % demand - purchase in County =		87.5%	85.5% ^{2/}
Taxable Demand - "Bricks & Mortar" =	\$3,172,666	\$3,255,122	\$2,514,621
Total Taxable Spending =	\$4,241,131	\$4,323,587	\$3,583,086 ^{1/}

1/ Consumer spending demand model developed by ANDERSON ANALYTICS, estimating demand for goods and services subject to City and County sales & use taxes based on average household income, based on data from: 2017 Economic Census and 2022 Economic Census, of all industries in the State of Colorado and the United States; U.S. Bureau of Labor Statistics (BLS), Consumer Expenditure Survey, Western Region, 2023-2024; Census Bureau, 2022 Annual Retail Trade Survey; Census Bureau, 2023 Annual Integrated Economic Survey Summary Statistics; U.S. Department of Agriculture (USDA), Economic Research Service (ERS); Centers for Medicare & Medicaid Services (CMS), Office of the Actuary, National Health Statistics Group; Consumer Healthcare Products Association; the Nielsen Company; American Pet Products Association; Deloitte; and Colorado Department of Revenue, Annual Report.

2/ Local spending demand capture rates for 'bricks & mortar' sales is estimated based on residence and employment location data from: U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES) dataset for the City of Montrose in 2023; and from Consumer Expenditure Survey data.

MEMO



To: Honorable Mayor and Members of the City Council
From: Bill Bell, City Manager
Council Work Session Date: August 17, 2026
Council Meeting Date:
Re: 2026 Montrose Permanent Fund Contribution To Colorado Mesa University Foundation
with Annual Scholarship Contributions

Attachments:

- Payment Requisition and Gift Reminder
 - MOU - Montrose Permanent Fund Agreement
-

Action

Consider making a motion to approve the City's 2026 annual budgeted contribution to Colorado Mesa University in the amount of \$325,000 (\$250,000 toward the Colorado Mesa University Foundation Permanent Endowment Fund and \$75,000 toward the CMU-City of Montrose Scholarship Fund).

Background

On March 7, 2023 the City of Montrose and Colorado Mesa University entered into a Memorandum of Understanding (MOU) creating the Montrose Permanent Fund (the FUND). The FUND was established to provide a permanent source of dedicated funding to enhance and expand academic offerings, recruit qualified faculty members, grow the physical campus, and to generally support Montrose students in the pursuit of higher education at the CMU-Montrose Campus.

Fiscal Impact

The above mentioned items are already included in the 2026 City Budget and will be charged to the "Economic Development & Community Programming" account number 100-5013-356-000.



Gift Reminder

August 1, 2026

Bill Bell
City of Montrose
PO Box 790
Montrose, CO 81402-0790

2026-2027 Scholarship Payments	
City of Montrose Scholarships	\$75,000.00
Montrose Permanent Endowment Fund	\$250,000.00
Total Amount Due:	\$325,000.00

Thank you for supporting Colorado Mesa University!

Please Detach And Return This Portion With Payment

Colorado Mesa University Foundation
1450 N 12th Street
Grand Junction, CO 81501

Project ID: 12119; 50900

Bill Bell
City of Montrose
PO Box 790
Montrose, CO 81402-0790

Gift Amount: \$ _____



Montrose Permanent Fund Agreement

March 7, 2023

MEMORANDUM OF UNDERSTANDING
AMONG
COLORADO MESA UNIVERSITY FOUNDATION,
COLORADO MESA UNIVERSITY,
AND
THE CITY OF MONTROSE, COLORADO

I. ESTABLISHMENT

This Memorandum of Understanding ("MOU"), effective as of March 7, 2023, is made and entered into by and between the City of Montrose, Colorado ("Contributor"), Colorado Mesa University ("CMU") and Colorado Mesa University Foundation ("Foundation"), a not-for-profit corporation duly existing under the laws of the State of Colorado, for the use and benefit of students at the CMU Montrose Campus ("CMUM").

This MOU is made to establish the **Montrose Permanent Fund** ("Fund") to be held and administered by the Foundation. Additional contributions to the Fund may be made by the Contributor, CMU, the Foundation, or any others at any time. This Agreement supersedes all previous agreements, addendums, and correspondences of the Fund, if applicable.

II. PURPOSE & ADMINISTRATION

The **Montrose Permanent Fund** ("the Fund") will be established to provide a permanent source of dedicated funding to enhance and expand academic offerings, recruit, and compensate qualified faculty members, grow the physical campus, and support Montrose students in the pursuit of higher education at the Colorado Mesa University Montrose Campus.

A committee ("the Committee") consisting of the Mayor of Montrose (or designee), the City Manager of Montrose (or designee), the President of CMU (or designee), the Director of CMUM (or designee), the CEO of the Foundation (or designee) and the Superintendent of the Montrose County RE-1J School District (or designee) shall be created upon execution of this agreement.

Once constituted, the Committee shall select an at-large member from the Montrose community to serve as the seventh member of the committee. The Committee shall hold an annual meeting to direct use of proceeds from the Fund in accordance with the purpose of this agreement. All decisions of the Committee shall be decided by a simple majority vote.

III. CONTRIBUTOR

Founded in 1882, the City of Montrose is one of Colorado's most vibrant, engaging and thriving communities. In recent years, the Montrose City Council and the City's executive leadership team have developed lasting partnerships across the community to enhance the safety and quality of life for City residents. Recognizing the direct connection between higher education, workforce development and economic development, the City of Montrose has invested both in capital projects and in annual scholarships for Montrose residents at the CMUM campus. These investments have paved the way for continued campus growth and better connectivity between the City's downtown municipal campus and downtown merchants.

IV. FUNDING

The City, the Foundation and CMU will create the **Montrose Permanent Fund in the amount of \$2,000,000**. The fund shall be funded by contributions both from the City of Montrose and CMU. All appropriations shall be subject to annual appropriation. The goal of all parties will be to fully fund the Montrose Opportunity Permanent Fund over five years (2023-2028) based on the following schedule:

YEAR	PARTY	AMOUNT	FUND CORPUS BALANCE
2023	City of Montrose	\$400,000	\$400,000
	CMU	\$100,000	\$500,000
2024	City of Montrose	\$250,000	\$750,000
	CMU	\$100,000	\$850,000
2025	City of Montrose	\$250,000	\$1,100,000
	CMU	\$100,000	\$1,200,000
2026	City of Montrose	\$250,000	\$1,450,000
	CMU	\$100,000	\$1,550,000
2027	City of Montrose	\$200,000	\$1,750,000
	CMU	\$100,000	\$1,850,000
2028	City of Montrose	\$150,000	\$2,000,000

Additional gifts in the form of cash, securities or real property, remainder interest of a charitable remainder trust, or other gifts or bequests designated by the Contributor, may be made to the Fund. The Contributor acknowledges that the contributions are irrevocable.

V. AMOUNT OF ANNUAL AWARD FROM FUND PROCEEDS

The amount of Fund proceeds available to spend is determined on an annual basis by the spending policy of the Foundation based on market conditions. The total amount of the award can be divided up and distributed at the discretion of the Committee, with an emphasis on supporting the timely addition of Hospitality Management curriculum at CMUM.

VI. INVESTMENT

All future contributions to the Fund shall be entered in the books and records for the **Montrose Permanent Fund**. All contributions to the Fund may, for investment purposes, be commingled with any of the investment assets of the Foundation. The distributed interest and dividends shall only be used for purposes authorized by this MOU. The investment, management and expenditure of all funds shall be in accordance with the Foundation's policies and procedures in consultation with the Committee.

VII. ADMINISTRATION

The principal of this Endowment shall be retained, administered, and managed by the Foundation. The distributed interest and dividends shall be used to provide financial support in accordance with the aforementioned purposes, under the direction of the Foundation in consultation with the Committee.

VIII. HOSPITALITY MANAGEMENT PROGRAMMING

It is the intent of all parties upon execution of this MOU to focus available resources (including initial proceeds from the **Montrose Permanent Fund**) for a period of three (3) calendar years in launching academic offerings in the Hospitality Management field at CMUM. On an annual basis, the Committee shall direct how Fund proceeds will be allocated for the upcoming academic year.

After the initial period of three (3) years has passed, or by mutual agreement, the Committee may consider directing annual Fund proceeds to enhance other academic offerings, grow the physical campus and support students in the pursuit of higher education at CMUM.

IX. AMENDMENT

This MOU may be amended, in writing, by the mutual consent of the Foundation and the Contributor. If a change in circumstances should, at some future time, make it impractical to continue using the income from this Fund for the designated purpose, and the Contributor is not able to consent to an amendment, then the Foundation may re-designate the purpose of the Fund income, providing that the Fund will continue to bear the name of **Montrose Permanent Fund**, and the amended terms will adhere as closely as possible to the Contributor's original intent for the Fund.

X. PROTECTION OF FOUNDATION'S TAX STATUS

This MOU shall be interpreted, construed, and administered in such a way as to preserve the Foundation's status as a public charity supporting Colorado Mesa University and to preserve the tax deductibility of contributions to it. No person, other than the Foundation, will have any right to control or direct the distribution or overall administration of the Endowment. The purpose of the gift is educational. Such purposes are generally defined by those authorities interpreting the provisions of Code Section 501(c)(3), and the contribution will only be used for such outlined educational purposes.

XI. FOUNDATION'S SUCCESSOR

Any non-profit, tax-qualified legal successor of the Foundation will be bound by the terms of this MOU to the extent legally possible.

ACCEPTED AND AGREED TO:

By:  Date: 3-8-2023
David Frank, Mayor, City of Montrose, Colorado

By:  Date: 3-8-23
William Bell, City Manager, City of Montrose, Colorado

By:  Date: 3.8.23
John Marshall, President, Colorado Mesa University

By:  Date: 3/8/23
Robin Brown, Chief Executive Officer,
Colorado Mesa University Foundation

EXHIBIT A**CONTRIBUTOR CONTACT INFORMATION AND DESIGNEE****I. CITY OF MONTROSE CONTACT INFORMATION**

Name: CITY OF MONTROSE
Address: 433 South First Street
City, State, ZIP: Montrose, Colorado 81401
Phone: 970-240-1400 phone
Website: www.cityofmontrose.org

II. CONTRIBUTOR DESIGNEE(S)

Name: CITY MANAGER WILLIAM BELL
Address: 433 South First Street
City, State, ZIP: Montrose, Colorado 81401
Phone: 970-240-1420
Email: wbell@cityofmontrose.org

III. COLORADO MESA UNIVERSITY CONTACT INFORMATION & DESIGNEE

Name: President John Marshall
Address: 1100 North Avenue
City, State, ZIP: Grand Junction, Colorado 81501
Phone: 970-248-1498
Email: marshall@coloradomesa.edu

Information updates or changes may be sent to:

Colorado Mesa University Foundation

1450 N. 12th Street
Grand Junction, CO 81501
970.248.1902
970.248.1104 FAX
foundation@coloradomesa.edu

MEMO



To: Honorable Mayor and Members of the City Council
From: Scott Murphy, City Engineer
Council Work Session Date: August 17, 2026
Council Meeting Date: September 1, 2026
Re: North Park Avenue Division of Property Official Act of the City
Attachments:

- N. Park Avenue Official Act of the City Plat

Action

Consider approval of the N. Park Avenue Official Act of the City Plat

Background

Over the years, the City has acquired multiple properties along North Park Avenue near the intersection of San Juan Avenue as shown in Figure 1. Property in this area has historically been utilized for green-waste collection and at one point was being considered as the site for a regional transit center in partnership with All Points Transit. With All Points working towards a new transit center near the intersection of Woodgate and East Oak Grove Roads, the Park Avenue site is currently being considered to support a multi-family affordable housing project. The City is also working on civil design for the North Park Avenue Reconstruction project which will include widening of the roadway along these parcels.

In anticipation of these upcoming projects, the City is working to replat the project area to accomplish the following:

- Remove obsolete property line boundaries and consolidate into single parcels
- Dedicate utility easements to accommodate existing and planned utility infrastructure
- Dedicate rights of way for North Park and San Juan Avenues as necessary to accommodate road widening and new sidewalk connections

The "Official Act of the City" platting process is generally used for platting actions to cleanup City-owned parcels or dedicate rights of way. In this case, all property within the platting area is owned by the City of Montrose.

Fiscal Impact

The only fiscal impact associated with this plat action is for preparation of the plat document at a cost of approximately \$2,500. This work is being funded as part of the North Park Avenue Reconstruction capital project.

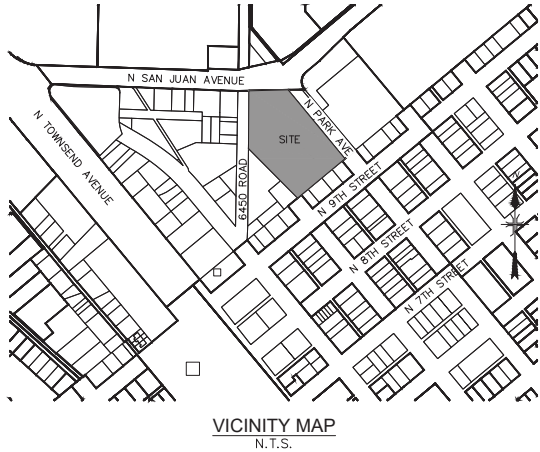


Figure 1: Plat Boundary Vicinity Map

N. PARK AVENUE OFFICIAL ACT OF THE CITY

SITUATED IN SECTIONS 21 & 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL YE BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

A Tract of land situated in Sections 21 and 28, 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 S88°14'12"E 60.00 feet from the N1/4 Corner of said Section 28;

Thence N01°45'48"E 3.41 feet to the South Right of Way of N. San Juan Avenue;

Thence along said Right of Way N88°30'39"E 221.10 feet;

Thence leaving said Right of Way S39°46'01"E 482.78 feet to the North line of Right of Way conveyed to the United States in Book 181 Page 497;

Thence along said Right of Way S50°14'21"W 166.82 feet;

Thence leaving said Right of Way N40°36'12"W 617.25 feet to the point of beginning;

Said Tract contains 2.16 Acres more or less as described.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of N. Park Avenue Official Act of the City and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Park Avenue Right of Way and N. San Juan Avenue Right of Way, as hereon shown.

The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities purposes, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

Executed this _____ day of _____, 20____.

Printed name, title (if applicable) _____

STATE OF COLORADO }
COUNTY OF MONTROSE } ss.

The above Certificate of Dedication and Ownership was acknowledged before me on this _
____ day of _____, 20____, by _____, the _____
____ of _____.

Witness my hand and official seal.
My commission expires _____

Notary
(SEAL)

PURPOSE OF THIS PLAT

The purpose of this N. Park Avenue Official Act of the City Plat is to grant additional 20 feet of road dedication to N. Park Avenue on the south side N. Park Avenue on two City owned Parcels Book 749 Page 189 and Book 181 Page 497. Also, removing boundary between two said Tracts and combining them.

BASIS OF BEARINGS:

The bearing between the found 3" Aluminum Cap on Pipe PLS 7160 at the N1/4 of Section 28, Township 49 North, Range 9 West and the found rebar and cap PLS 29416 at the NE corner of said Section 28, bears S88°14'12"E (ASSUMED)

LINEAL UNITS STATEMENT:

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

SURVEYOR'S CERTIFICATE

I, Frederick Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations and applicable law. I further certify that all monuments shown hereon actually exist and their positions are as shown.

Section 38–51–106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title policy issued by _____ [insert name of title company], dated _____ [insert date of policy], bearing policy number ____
____ [insert the title company's file number].

ATTORNEY'S CERTIFICATE

I, _____, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except _____

Attorney
Registration No. _____
Date: _____

APPROVAL OF DEPUTY CITY MANAGER

Approved this _____ day of _____, 2026, by
_____, Deputy City Manager of the City of Montrose.

Deputy City Manager

APPROVAL OF CITY ENGINEER

Approved this _____ day of _____, 2026, by
_____, City Engineer of the City of Montrose.

City Engineer

APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 2026, by
_____, City Attorney of the City of Montrose.

City Attorney

APPROVAL OF CITY COUNCIL

Approved this _____ day of _____, 2026, by
Mayor of the City of Montrose; all conveyances of interests in real property made on this RDMJK Amendment No. 1 Plat are hereby accepted by the City.

Mayor, City of Montrose

RECORDER'S CERTIFICATE

This N. Park Avenue Official Act of the City Plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the
time of _____, on the _____ day of _____, 2026 under
Reception No. _____.

Clerk and Recorder
Montrose County, Colorado

Deputy

LOT ACREAGE SUMMARY

LOT 1	=	1.94 ACRES
ROW DEDICATION	=	0.23 ACRES
TOTAL	=	2.17 ACRES

FOR REVIEW

Colorado Registered Land Surveyor
Frederick Ballard
Registration No. 37690

Date: _____

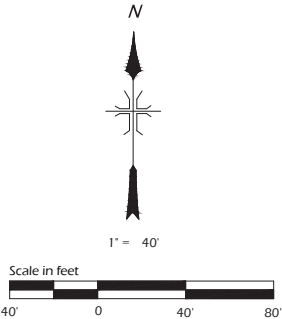
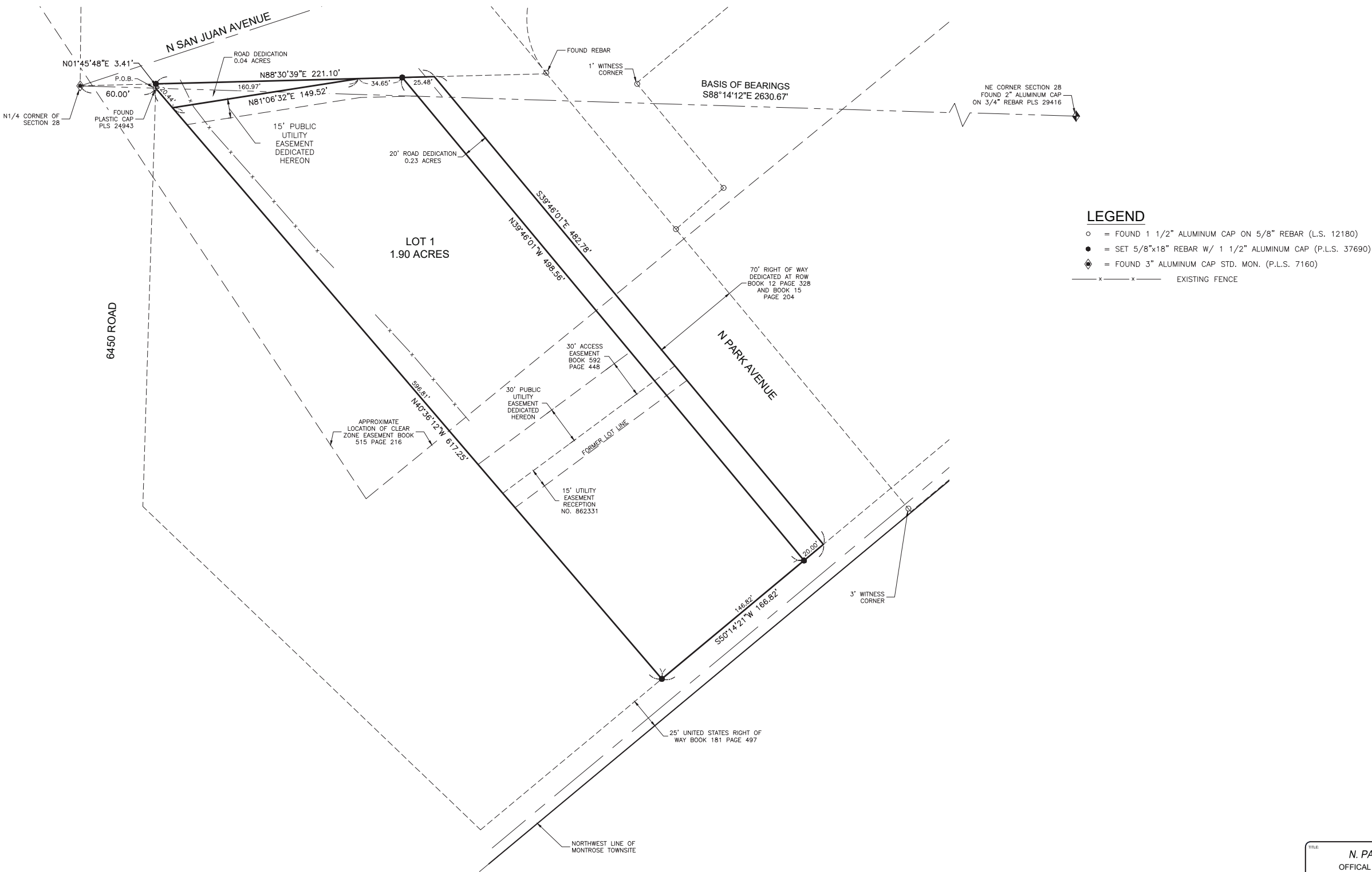
NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of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

\\DMS14\PROJECTS\ACTIVE PROJECTS\2026\26059-COM 2026 ON-CALL SERVICES\N PARK AVE_OAOC\C3D\26059V_OAOC N. PARK PLAT.DWG

 DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. Montrose, CO 81401 (970) 249-2251 www.del-mont.com service@del-mont.com			TITLE: N. PARK AVENUE OFFICAL ACT OF THE CITY	
			CLIENT: CITY OF MONTROSE	
FIELD BOOK: 911B			ADDRESS & PHONE: MONTROSE, CO	
DRAWN BY: TRS			DATE: 2026-07-21	
SHEET: 1 of 2			JOB NO.: 26059	
FILE: 26059V_OAOC N. PARK PLAT			TYPE: PLAT	

N. PARK AVENUE OFFICIAL ACT OF THE CITY

SITUATED IN SECTIONS 21 & 28, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



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.

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FIELD BOOK				DRAWN BY				DATE			
911B				TRS				2026-07-21			
SHEET				FILE				JOB NO.			
2 of 2				26059V_OAOC N. PARK PLAT				26059			

TITLE		N. PARK AVENUE OFFICAL ACT OF THE CITY	
CLIENT		CITY OF MONTROSE	
ADDRESS & PHONE		MONTROSE, CO	
TYPE		PLAT	



Montrose County Elections Intergovernmental Agreement

2026 General Election ELECTION DAY: November 3, 2026

This Intergovernmental Agreement is entered into by and between the Montrose County Clerk and Recorder (hereinafter referred to as the 'Clerk') and the **City of Montrose** (hereinafter referred to as the 'Political Subdivision').

WHEREAS, Pursuant to The Uniform Election Code of 1992, (Articles 1 to 13 of Title 1, C.R.S.) as amended, governmental entities are encouraged to cooperate and consolidate elections in order to reduce taxpayer expenses; and

WHEREAS, C.R.S. 1-7-116 specifies that the County Clerk and Recorder is to be the Coordinated Election Official for all Political Subdivisions, including school districts within the county for elections that are held on the same day in November. This Statute further requires that the Clerk conduct all such elections that are held on the same day in November on behalf of all such Political Subdivisions utilizing the mail ballot method set forth in C.R.S. 1-7.5; and

WHEREAS, the election to be held on **November 3, 2026** is to be a Coordinated Election, coordinated and conducted by the County Clerk and Recorder in accordance with the provisions of the Colorado Uniform Election Code of 1992; and

WHEREAS, the Clerk and Political Subdivision desire to set forth their respective responsibilities for said Election pursuant to this Intergovernmental Agreement (IGA).

NOW, THEREFORE, IT IS AGREED by the Clerk and the Political Subdivision as follows:

- The election participants shall be required to execute an IGA with the Montrose County Clerk which may include municipalities, school districts and special districts within the Montrose County limits in the State of Colorado.
- Pursuant to C.R.S. 1-7.5, said election shall be conducted by the Clerk as a Mail Ballot Election with the use of paper ballots, electronic voting equipment and vote counting machines.
- Tressa Guynes, the Montrose County Clerk and Recorder, shall be designated as the General Election Official.

The Political Subdivision hereby identifies their **Designated Election Official (DEO)** as:

Name: Lisa DelPiccolo Phone: (970) 240-1422

Email: ldelpiccolo@cityofmontrose.org

Contact Officer for Clerk and Recorder office:

Name: Rebecca McDonald, Elections Supervisor Phone: (970) 252-4590

Email: elections@montrosecounty.net

The contact shall act under the authority of the Clerk at all times.

CLERK DUTIES (Refer to detail of dates in Exhibit A, 2026 General Election Deadline Schedule)

1. Assist and inform the Political Subdivision on any matter that would ensure the efficient preparation and conduct of the election. The Clerk shall not provide legal advice.
2. Manage all voter records and correspondence in accordance with Title 1, C.R.S., Election Rules and Policy Directives of the Colorado Secretary of State.
3. Supply, deliver and set-up all necessary items for the conduct and preparation of the election, including paper ballots, electronic voting machines and voted ballot tabulation equipment.
4. Negotiate an agreement for the printing and distribution of the official mail ballot packets.
5. Provide a copy of the ballot layout and text of the official ballot to the Designated Election Official or their designee for proofreading before authorization to begin printing of the ballots.
6. Report the number of registered electors within the Montrose County portion of the Political Subdivision. The final number of registered electors will be certified as of Election Night.
7. Appoint, instruct, oversee and schedule the judges of the election, including the Canvass Board, to assist in the election process. Provide properly trained personnel for the preparation and conduct of the election, including tabulation of the ballots on election night to certify Unofficial Results. **Official Results will not be available until after the Canvass of Election has occurred.**
8. Provide security and processing of all mail ballots. Provide for the verification of signatures from the self-affirmation on the ballot return envelope.
9. Facilitate special accommodations for all military and overseas citizens as provided by the Uniform Military and Overseas Voters Act (UOCAVA) C.R.S. 1-8.3-101 through 1-8.3-119, and Rules of the Secretary of State.
10. Provide provisional ballots to electors who qualify under C.R.S. 1-8.5-101 through 1-8.5-112. Provide a method for provisional voters to inquire if their ballot was counted, per C.R.S. 1-8.5-111.
11. Publish and post the required legal Notice of Election pursuant to C.R.S. 1-5-205 for the Political Subdivision ballot issues, questions and/or candidates.
12. Conduct Logic and Accuracy Testing, to ensure the proper scanning and correct tabulation of the ballots received by mail and in-person ballots. The Clerk will provide a test deck of 25 ballots to the Political Subdivision for this test.
13. Provide Unofficial Results of the election, on election night. A link to the Unofficial Results will be posted on the County Elections website on election night. www.montrosecounty.net/elections
14. Conduct a recount of any contest where the final ballot tabulation results are close enough to require a recount or if requested by an interested party. C.R.S. 1-10.5-101(1)(b), 1-10.5-103, 1-10.5-105 and 1-10.5-106.
15. Keep an accurate account of all election costs including but not limited to, supplies, print costs, distribution of ballots, legal notices, election judge hours and other expenses that attribute to the Clerks' administration of the election for the Political Subdivision. The cost for each Political Subdivision will be based, in part, on the number of registered voters in the Political Subdivision as of election night.
 - The Political Subdivision may, by resolution, withdraw one or more ballot issues or questions from the ballot. Provided there is only one question on the ballot related to the Political Subdivision, this would effectively cancel their portion of the election.
 - Should a cancellation occur, the Clerk shall charge the Political Subdivision for its portion of the costs incurred up to that point including, but not limited to, production, mailing costs, supplies and any other expense related to their portion of the election.
 - The cost of any required recount(s) will be charged to the Political Subdivision, or if more than one Political Subdivision is involved in the recount, the cost will be prorated among the participating Political Subdivisions. Recounts requested by interested parties shall be billed to the interested party.
16. The Clerk shall submit an invoice to the Political Subdivision for all expenses incurred under this agreement.
17. The Clerk shall preserve all election records for at least 25 months after the election. C.R.S. 1-7-802.

POLITICAL SUBDIVISION DUTIES

1. The Political Subdivision will certify that the Clerks' database of addresses for their jurisdiction within Montrose County is true and correct. The Clerk will provide the list of addresses for the Political Subdivision to compare and note any discrepancies in the address library. The Political Subdivision will communicate to the Clerk all discrepancies no later than the date set in **Exhibit A**.
2. The Political Subdivision will certify their Ballot Question(s), Ballot Issue(s) and/or Candidates, if applicable, by email (with receipt confirmed by the Clerk) in both English and Spanish content using **Notepad format**. **This certified ballot content of both English and Spanish shall be final and the Clerk will not be responsible for making any changes after the certification deadline.**
3. The Political Subdivision shall proofread and approve the email of ballot content for printing within one business day of receipt from the Clerk. The Political Subdivision shall designate a person to be available for proofing and approving the ballot content for printing. Due to limited printing availability and time constraints, this contact person must be available from 8:00 a.m. to 10:00 p.m. according to **Exhibit A** or until final approval for printing of the ballots has been achieved. The Clerk agrees to keep all contact personnel up to date on the ballot printing status.

The Political Subdivision hereby identifies their **Proofing Official** as:

Name: Lisa DelPiccolo, City Clerk

Phone: 970-240-1422

Email: ldelpiccolo@cityofmontrose.org

The Proofing Official will be required to provide a written signal of approval for the final ballot content by signing the ballot where noted and returning it to the Clerk.

4. The Political Subdivision will publish, post and copy the Clerk on any required legal notices for the Political Subdivision's ballot content, other than the Notice of Election which the Clerk is required to publish, per C.R.S. 1-5-205.
5. The Political Subdivision shall be solely responsible for determining whether a ballot question, issue or candidate is properly placed before the voters.
6. The Political Subdivision will participate in the Logic and Accuracy Test (LAT) to include: secure your test deck from the Clerk's office, mark and tally the test deck, vote on the electronic voting machines, observe the scanning and tabulation of the ballots and listen to the audio portion.

The Political Subdivision hereby identifies the **Logic and Accuracy Tester** as:

Name: Lisa DelPiccolo, City Clerk

Phone: 970-240-1422

Email: ldelpiccolo@cityofmontrose.org

If the Political Subdivision forgoes participation in the LAT and testing of the ballots, they are required to sign a letter stating that they choose not to participate.

7. In the event that the Political Subdivision determines not to participate in the election, written notice shall be provided to the Clerk immediately. The Clerk will send an invoice for any costs incurred prior to the Political Subdivision withdrawing from the election which should be paid upon receipt. The Political Subdivision shall provide public notice, by publication, that their election is cancelled. A copy of the public notice shall be posted in the office of the Clerk (for each county the Political Subdivision resides), in the office of the Designated Election Official and, in the case of a special district, the office of the Division of Local Government. The Political Subdivision may not cancel the election after the twenty-fifth day prior to the election, C.R.S. 1-5-208(2).
8. The Political Subdivision shall be responsible for a prorated share of all costs and expenses related to the Election, including, but not limited to: payroll of election judges, staff overtime, legal notices, TABOR Notice(s), ballot production and mailing, office supplies and all other election expenses related to conducting the election as described in the Clerk Duties listed above. The Political Subdivision shall remit payment directly to the Montrose County Clerk and Recorder within 30 days of receiving the invoice for its share of such costs and expenses.

9. In the case of emergency, if it is determined that counting and tabulation must be moved to an established back up location, all prorated costs of such move shall be paid by the Political Subdivision.
10. The Political Subdivision will comply with the provisions of the Uniform Election Code of 1992 (Articles 1 to 13 of Title 1, C.R.S.), and the timeline attached hereto, as **Exhibit A** (2025 Coordinated Election Deadline Schedule) as these relate to said election.
11. The Political Subdivision shall defend and resolve at its sole expense, all challenges related to the ballot question(s), ballot issue(s) and/or candidate(s) as certified to the Clerk for inclusion on said ballot.
12. The Political Subdivision may locate the Unofficial Election Results by:
 - Coming in person to the Montrose County Clerk & Recorder Building
 - Viewing online at www.montrosecounty.net/elections (unofficial results will be updated three times on election night)
13. Upon execution of this IGA, the Political Subdivision certifies that they have sufficient funds available in the approved budget to pay for the prorated expenses related for this election.

TABOR (Taxpayer Bill of Rights) NOTICE AGREEMENT

CLERK DUTIES

1. The Clerk shall prepare a TABOR Notice in compliance with Article X, Section 20 of the Colorado Constitution and any pertinent rules, incorporating the information provided by each Political Subdivision that is required to participate in the TABOR Notice. The Clerk will compile the TABOR Notice(s) and submit a proof by email to the Political Subdivision.
2. The Clerk shall provide their local election office address and telephone number in the TABOR Notice and be available during the Clerk's regular office hours. The Clerk shall respond to all correspondence and/or calls that the Clerk receives relating to election procedures, but shall refer inquiries concerning the substance of the ballot issues, questions or operations of the Political Subdivision to the Designated Election Official.
3. Pursuant to Colorado Constitution, Article X, Section 20 (3)(b), the Clerk will mail one TABOR Notice to each Montrose County household with at least one active elector of the Political Subdivision. The Clerk shall determine the method of least cost for mailing the TABOR Notice and address the Notice to "All Registered Voters".
4. The Clerk will include the expenses of preparing, printing, labeling and mailing of the TABOR Notice on the invoice for the Political Subdivision. The expenses shall be prorated among all Political Subdivisions participating in the TABOR Notice. This amount will be identified as TABOR Notice and based, in part, upon the number of households with a registered voter, within each Political Subdivision, and be divided accordingly between the Political Subdivisions that are required to issue a TABOR Notice for this election.

POLITICAL SUBDIVISION DUTIES

1. If a TABOR Notice is required for the Political Subdivision, they shall be solely responsible for the preparation, accuracy and language contained in the Notice and shall submit the Notice to the Clerk with pro and con summaries and fiscal information, per C.R.S. 1-7-904. Such Notice shall be provided to the Clerk via email in MS Word (.docx) format.
2. The Political Subdivision shall assign a TABOR contact person for the TABOR Notice. This person will be required to perform duties related to the Notice including the obligation to receive and summarize written comments for and against proposals subject to Article X, Section 20 of the Colorado Constitution. The Clerk shall have no duty or obligation to receive or summarize such comments. The contact person will be available for proofreading the TABOR Notice content and approving it for print. Due to limited printing availability and time constraints, this person must be someone who is available pursuant to **Exhibit A (2026 General Election Deadline Schedule)**. The Clerk agrees to keep contact personnel informed of the TABOR Notice printing status and estimated time of mailing one Notice to each household with at least one active registered voter.

The Political Subdivision hereby identifies the **TABOR Notice Contact** as:

Name: Lisa DelPiccolo, City Clerk

Phone: 970-240-1422

Email: ldelpiccolo@cityofmontrose.org

The TABOR Notice contact will be required to provide a written signal of approval for the final TABOR Notice content by signing the final proof where noted and returning it to the Clerk.

ADDITIONAL AGREEMENTS

1. Pursuant to C.R.S. 1-10-202, the Canvass Board for a non-partisan election will be comprised of one appointee from each major party and the Clerk and Recorder. The members of the Canvass Board will be appointed by the County Clerk.
2. In the event a court of competent jurisdiction finds the election for the Political Subdivision was void or otherwise fatally defective as a result of the sole breach or failure of the Clerk to perform in accordance with this agreement, or laws applicable to the election, the Political Subdivision shall be entitled to recover expenses or losses caused by such breach or failure, up to the maximum amount paid by the Political Subdivision to the Clerk under this agreement. The Clerk shall in no event be liable for any expenses, damages or losses in excess of the amounts paid under this agreement. This remedy shall be the sole and exclusive remedy for the breach available to the Political Subdivision under this agreement.
3. Unless otherwise agreed in writing, this IGA and the interpretation thereof shall be governed by the laws of the State of Colorado.
4. Should any provision of this agreement be determined by a court of competent jurisdiction to be unconstitutional or otherwise null and void, it is the intent of the parties hereto that the remaining provisions of this agreement be of full force and effect.
5. No portion of this agreement shall be deemed to create a cause of action with respect to anyone not a party to this agreement, nor is this agreement intended to waive any privileges, immunities to the parties, their officers or employees may possess, except as expressly stated in this agreement.
6. Notices to be provided under this agreement shall be given in writing either by hand delivery, email or deposit in the United States mail, certified mail, return receipt requested, with sufficient postage to the following persons:

Political Subdivision **Designated Election Official:**

Name: Lisa DelPiccolo, City Clerk Phone: (970) 240-1422

Address: P.O. Box 790, Montrose, CO 81402 Email: ldelpiccolo@cityofmontrose.org

Montrose County Clerk and Recorder, **Contact Officer:**

Name: Rebecca McDonald, Elections Supervisor Phone: (970) 252-4590

Address: 317 South 2nd Street - Montrose, CO 81401 Email: elections@montrosecounty.net

7. Time is of the essence under this IGA. The statutory timeframes or requirements of the Code, TABOR, and the Rules shall apply to the completion of any duties or tasks required under this agreement.
8. This IGA may not be modified, amended or otherwise altered unless mutually agreed upon in writing by the parties hereto.

Tressa Guynes, Coordinated Election Official
Montrose County Clerk & Recorder

Date: _____

Lisa DelPiccolo
CITY OF MONTROSE

Date: _____

-----END OF AGREEMENT-----