



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, September 15, 2026 - 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose City Council is pleased to have residents of the community take time to attend City Council meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be [viewed online via livestream](#) and video recordings of the meetings can be viewed on our [YouTube page](#).

Hearing assistance devices are available for public use. Please let us know if you need accommodation. 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) City Council meeting called to order by Mayor Michael J. Badagliacco
- 2) The Pledge of Allegiance
- 3) Roll call by the City Clerk
- 4) Changes to the agenda including additions and deletions
- 5) **CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS**

The “Call for Public Comment” agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time. Comments made during this time should be addressed to the Council and pertain to matters of at least general importance to the City and its operations. Please be aware that neither City Council nor City staff are expected to respond or engage in discussion or debate.



Please refrain from any personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial, or gender-oriented slurs as they may be considered “disorderly conduct” which violates state or local law.

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

City Council consideration of the minutes of the August 26, 2026, special City Council meeting and the September 1, 2026, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the August 26, 2026, special City Council meeting and the September 1, 2026, regular City Council meeting as presented.

7) **RATIFICATION OF SEPARATION AGREEMENT** (15 minutes)

City Council consideration of the ratification of the Separation Agreement between the City of Montrose and William Bell. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to ratify the Separation Agreement between the City of Montrose and William Bell as presented.

8) **INTERIM CITY MANAGER AGREEMENT** (15 minutes)

City Council consideration of an Interim City Manager Agreement between the City of Montrose and Ann Morgenthaler. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to approve the Interim City Manager Agreement between the City of Montrose and Ann Morgenthaler as presented.

9) **MONTROSE URBAN RENEWAL AUTHORITY EXECUTIVE DIRECTOR APPOINTMENT** (10 minutes)

City Council consideration of appointing Ann Morgenthaler as Montrose Urban Renewal Authority Executive Director. *Staff: City Attorney Chris Dowsey*

Action: Accept public comment. Consider making a motion to appoint Ann Morgenthaler as Montrose Urban Renewal Authority Executive Director.



10) **ROTARY PARK PUMP HOUSE REPLACEMENT PROJECT** (15 minutes)

City Council consideration of a contract with FCI Constructors, Inc. in the amount of \$514,011.00 for the Rotary Park Pump House Replacement Project. *Staff: Parks Superintendent Jon Waschbusch*

Action: Accept public comment. Consider making a motion to approve a contract with FCI Constructors, Inc. in the amount of \$514,011.00 for the Rotary Park Pump House Replacement Project as presented.

11) **RESOLUTION 2026-14** (10 minutes)

City Council consideration of Resolution 2026-14 authorizing the filing of a Colorado Parks and Wildlife Non-Motorized Trail - Planning and Design grant application for the Montrose Audubon in the amount up to \$45,000.00. *Staff: Community Development Director Jace Hochwalt*

Action: Accept public comment. Consider making a motion to adopt Resolution 2026-14 as presented.

12) **AUTHORIZATION OF EXPENDITURES FOR CREATING RESILIENT FORESTS IN COLORADO GRANT** (10 minutes)

City Council consideration of the approval of expenditures up to \$329,723.00 for implementation of the 2023 Creating Resilient Forests in Colorado project awarded to the City of Montrose. *Staff: City Forester Mike Arat*

Action: Accept public comment. Consider making a motion to approve up to \$329,723.00 for implementation of the 2023 Creating Resilient Forests in Colorado project awarded to the City of Montrose as presented.

13) **RESOLUTION 2026-15** (10 minutes)

City Council consideration of Resolution 2026-15 authorizing the filing of a Colorado State Forest Service Forest Restoration and Wildfire Risk Mitigation grant application for Buckhorn Lakes in the amount up to \$516,033.00. *Staff: Community Development Director Jace Hochwalt*

Action: Accept public comment. Consider making a motion to adopt Resolution 2026-15 as presented.



14) **QUASI-JUDICIAL ITEMS**

A) **LOCUST ROAD ADDITION ANNEXATION HEARING** (20 minutes)

A hearing will be held on the annexation of the Locust Road Addition. *Staff: Senior Planner William Reis*

Resolution 2026-13: City Council consideration of Resolution 2026-13, Findings of Fact for the Locust Road Addition Annexation.

Action: Accept public comment. Consider making a motion to adopt Resolution 2026-13 as presented.

Ordinance 2731 - First Reading: City Council consideration of Ordinance 2731 on first reading, an Ordinance of the City of Montrose, Colorado, for the annexation of the Locust Road Addition.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2731 on first reading as presented.

B) **ORDINANCE 2732 - FIRST READING** (10 minutes)

City Council consideration of Ordinance 2732 on first reading, an Ordinance of the City of Montrose, Colorado, providing for the zoning of the Locust Road Addition as an "R-2," Low Density District. *Staff: Senior Planner William Reis*

Action: Hold a hearing. Consider making a motion to pass Ordinance 2732 on first reading as presented.

C) **STAR COURT LOT 8 TOWNHOMES SUBDIVISION PRELIMINARY PLAT** (10 minutes)

City Council consideration of the Star Court Lot 8 Townhomes Subdivision Preliminary Plat. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the Star Court Lot 8 Townhomes Subdivision Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.



D) CHELSI LANE & TOWNHOMES AMENDED PRELIMINARY PD PLAN (10 minutes)

City Council consideration of the Chelsi Lane & Townhomes Amended Preliminary PD Plan. *Staff: Senior Planner William Reis*

Action: Accept public comment. Consider making a motion to approve the Chelsi Lane & Townhomes Amended Preliminary PD Plan expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and Municipal Code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.

E) CHELSI LANE & TOWNHOMES AMENDED PRELIMINARY PLAT (10 minutes)

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15) STAFF REPORTS

- A) Sales, Use, and Excise Tax Report (5 minutes)**
Staff: Sales Tax Manager Leeanne Whittaker

16) CITY COUNCIL COMMENTS

17) MOTION TO ADJOURN