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# the Montrose Mirror

Issue No. 416 Feb. 15 2021

Honoring our nation's leaders on President's Day 2021!

## RE-1J ANNOUNCES GRANT AWARD; MIDDLE SCHOOL ASBESTOS ISSUES ATTRIBUTED TO RECENT ROOFING PROJECTS



*RE-1J Director of Safety and Security James Pavlich gave an update on the recent discovery of asbestos at Centennial Middle School and Olathe Middle/High School, which appears to be tied to recent roofing projects. Also shown is Property Services Director Philip Bailey.*

By Caitlin Switzer

MONTROSE-The Montrose County School District RE-1J Board of Education met for a regular meeting at District offices Feb. 9; the meeting was broadcast live on Facebook for online viewers.

Board of Education President Gayle Johnson called the session to order; all joined in saying the Pledge of Allegiance. The meeting agenda was approved as presented. Except for District A Director Jeff Bachman, all directors were in attendance.

### PRESIDENT'S REPORT

Director of Instructional Services Jessica Beller gave an update on a Connecting Colorado Students grant application. The grant has been approved with revisions, Beller said. The request was for \$1.4M.

"We don't know exactly what dollar amount they're going to give us," she said.

[Continued pg 5](#)

## MONTROSE COUNTY VACCINATES 1,408 FEB 10

Story and photos by Gail Marvel

MONTROSE-On Feb. 10, it was all hands-on deck as Montrose County Public Health (MCPH) held a vaccination clinic for local residents. Helping with the process were county employees, Montrose Fire Protection EMT's, and uniformed officers who kept the line moving both inside and outside Friendship Hall.

At first blush, with well over 300 adults standing in line at 1 p.m. for their "by appointment only" vaccine, MCPH looked somewhat disorganized and unprepared for the throng of people.

MCPH employee Sky said, "We really want people will be patient with us. We just received a shipment of 1,100 vaccines and we hope to vaccinate that many people today. There are some counties who are still waiting to get their first shipment." Patients were given a vaccination card with the date and time to return for their second scheduled vaccination, approximately four weeks later.



*Patients patiently await their vaccine appointments Feb. 10.*

[Continued pg 11](#)

in this issue

[Carole Ann McKelvey's Rocky Mt. Cravings!](#)

[Paul Arbogast on City transparency and that new transit hub!](#)

[Reader Photo Spotlight with Deb Reimann!](#)

[Letters to the Editor! Regional News Briefs!](#)



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## REGIONAL NEWS BRIEFS

# UPCOMING WEBINAR TO INCLUDE COVID-19 VACCINE ROLL-OUT UPDATE AND Q&A

*Special to the Mirror*

MONTROSE-A Webinar titled **COVID-19 Vaccine Roll-Out Update and Q&A** will be co-hosted by the League of Women Voters of Montrose County, Montrose County Commissioners, and the Montrose County Health Department on Feb. 16, Noon - 1 PM.

Sue Hansen, Chair Montrose County Board of Commissioners, will discuss the County COVID-19 response, and expectations for successfully vaccinating community members.

Dr. Joseph Adragna, Pandemic Specialist, will discuss the benefits versus the risks of the vaccine, as well as the risks of not being vaccinated. He will also debunk vaccine myths and rumors.

Katie Yergensen, Montrose County Communications and Co-Lead for the Vaccine Effort will share challenges and future plans for vaccine distribution

Jim Austin, Director of Public Health for Montrose County, will discuss vaccine roll-out logistics including who is currently eligible to register, options for registration.

Participants will be able to ask questions of the panelists via the Zoom Q&A function during the panel presentation. Please click the link below to join the webinar:

<https://zoom.us/j/92767775579>  
1 669 900 9128

Webinar ID: 927 6777 5579

The Webinar will be recorded, so those

who missed the live event can access the Webinar later at their convenience via the County and League of Women Voter websites.

For more information about the COVID-19 vaccine and local distribution in Montrose County, <https://www.montrosecountyjic.com/vaccination/>

For more information about the League of Women Voters, [lwwmontrose.org](http://lwwmontrose.org) COVID-19 information for neighboring Ouray and Delta counties can be found at <https://www.deltacounty.com/688/Coronavirus-19-COVID-19> <https://www.ouraycountyco.gov/396/Coronavirus-COVID-19-Updates-and-Resources>

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## ***RE-1J ANNOUNCES GRANT AWARD; MIDDLE SCHOOL ASBESTOS ISSUES ATTRIBUTED TO RECENT ROOFING From pg 1***

"We're hoping for the full amount. That will really help to provide Internet to over 300 families in town and hopefully 300 outside of town." The grant will also help to cover ongoing subscription fees for Internet services.

Beller introduced several of the community partners who have helped with the grant, including representatives from Clear Networx and Elevate Fiber. Superintendent Carrie Stephenson thanked the companies for their participation and collaboration with the school district.

Secretary to the School Board Laurie Laird gave an update on donations to the District:

- City Market South made a donation of 36 cases of eight oz. bottles of hand sanitizers to distribute to students and staff (Donation worth \$1,500 dollars.)

- Montrose WalMart made a donation of one pallet of sanitizer cleaner, worth \$2,900 dollars, for distribution to school sites to use as needed.

- The Edecker Family collected and donated 12 large bags of hats, scarfs, gloves, mitten/hat sets, handmade purses, and socks to distribute to students (Pk-5). They also contributed a large bag of handmade infant hats and mittens that was donated to Vista students to help their families. This donation worth is more than \$2,000 dollars and this is the 23<sup>rd</sup> year the family has donated.

District F Director Eric Kelley gave an update on the Facilities committee. The committee met and has engaged with a company based in Colorado Springs that will help RE-1J prepare a facilities master plan, Kelley said. The plan is now in the information gathering phase; core values and a citizens committee will be developed.

### **INFORMATIONAL UPDATES**

RE-1J Finance Director Emily Imus presented the February Enrollment Report. The present student count is 5,757, which is 49 students fewer than last month, Imus said. She noted that it represents a normal trend for second semester.

Imus presented the Investments Report as of Dec. 31. Interest has continued to

decline.

Imus presented the Second Quarter Financial Report as well. Deficit spending is less than budgeted for, Imus said, and reviewed each fund in detail.

Early Childhood Center (ECC) Director Penny Harris presented an update. She shared a link to the 2021 Colorado Preschool Program Legislative Report and encouraged directors to read it. "People often ask does Colorado's Preschool program work," Harris said, "and this is a document that tracks kids from the moment they get into CPP until they graduate."

The State of Colorado is planning to roll out a universal preschool program in two years, Harris will serve on the policy advisory council to ensure Western Slope participation in the process.

The ECC is actively recruiting for spring registration for the 2021-2022 school year and encourages new families to use the ECC website to complete the online application - <https://ecc.mcsd.org/cms/One.aspx>

. Dates are as follows:

- February 2021- returning children and families

- March 2021 – community children and families

Additional information includes the Data Dashboard, average class scores; and revisions to the ECC's curriculum for in-person vs. remote learning.

Board Vice President Sarah Fishering shared her own preschool student's experience with online learning. "...It was pretty successful actually," Fishering said. "...it didn't take a lot of participation from the parent side...once I had her in front of the iPad it was pretty easy and she was super entertained by it...Face-time was nice, to see the classmates too."

Harris said that young children continue to learn even while home. "We do this journey alongside the parents," she said, "We don't do it for the parents."

### **SUPERINTENDENT'S REPORT**

Property Services Director Philip Bailey and Director of Safety and Security James Pavlich gave an update on the recent dis-

covery of asbestos at Centennial Middle School and Olathe Middle/High School. The asbestos is tied to recent roofing projects, Pavlich said. "Right now the reality is we're still kind of learning a lot."

While preparing for a BEST grant submittal, an environmental hygienist found asbestos-containing material in debris found deposited between the roof and ceiling tiles. "We believe the debris were tied to recent roofing projects," Pavlich said. The buildings were closed to determine to what extent the debris was present. The District is working with the Colorado Department of Public Health and Environment (CDPHE) to determine the scope of the impact through testing, Pavlich said.

"As we're waiting for those test results we are working hard to find contingencies for the educational impacts this is going to have," Pavlich said. "We are very focused on providing as much in-person instruction as possible during the mitigation phase."

"We're doing a battery of testing to determine what's affected," Pavlich said. Until testing is finished, no time frame for remediation is available.

Johnson asked, "How did it get there?"

"We feel that it was from re-roofing," Bailey said, "Debris that came in from the roofing contractor."

Testing is the important part, Bailey said. "We just want to err on the side of caution. Students are our most precious commodity."

Fishering asked how long the testing phase would last; Pavlich said test results should be received in the next 10 to 14 days.

"...We'll be working with the state," Bailey said, "With their environmental hygienist, to really make a solid plan to explain what course of action we'll be taking."

"There's just a lot we don't know yet," Pavlich said. "...but like, until we know what we don't know I don't feel like it's super productive to go down that whole rabbit hole...there's some big pieces we



## RE-1J ANNOUNCES GRANT AWARD; MIDDLE SCHOOL ASBESTOS ISSUES ATTRIBUTED TO RECENT ROOFING From previous pg

we want to confirm/deny when it comes to occupied/unoccupied space.”

Superintendent Stephens said, “There are different stages of the testing, so as soon as we have some of the testing back then we can make some more definitive plans, and other testing will follow that as well.”

“We’ll really know a lot more here in a few days,” Pavlich said. “We can update and not be as vague with the timeline.”

Superintendent Stephenson discussed the staff vaccination plan. “On the same topic of getting kids and teachers back to school with minimum disruption, I think that’s what we are most excited with the vaccination plan.”

Friday Feb. 12 was declared a non-student contact day, to allow the vaccination of 400 staff members, with vaccinations continuing over the next three

weeks followed the second dose. “We would not have enough substitutes to come and fill those holes when the teachers have to go out and get their vaccine.”

Stephenson also expressed gratitude for the partnership with Montrose County Public Health.

Two weeks after receiving a second dose, those who have been vaccinated are not required to quarantine after exposure to the virus, she said, putting an end to the type of rolling quarantines that local schools experienced previously. “It really helps us be able to keep our teachers and our kids in the classroom.”

Staff vaccines are optional, Stephenson said. Still, “We are hoping that enough of them get it that it will absolutely help to minimize those disruptions.”

Classroom teachers are first priority; 400 doses will be administered the first week. Educators will remain a statewide vaccine priority group for the next three weeks. The second dose of the vaccine will be administered locally on March 12.

Stephenson also discussed a shift to zero-based budgeting by department. “We are going to go through a process where we start from zero, and each department builds their budget based on what they need...this hopefully will allow us to make sure that all departments are getting the budget they need for their top priorities...it will be a really interesting process I think.”

Stephenson said that enrollment is also down at Vista Charter School, Vista’s enrollment cap will not change.

### CONSENT AGENDA

Consent Agenda items were approved as presented.

With no further business, the meeting was adjourned.

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**WHO IS IN PHASE 1B.1 AND 1.B2?**

*Updated 2/1/2021*

- Health care workers with less direct contact with COVID-19 patients (e.g. home health, hospice, pharmacy, dental, etc.) and EMS
- Firefighters, police, COVID-19 response personnel, correctional workers, and funeral services
- People age 70 and older
- Coloradans 65-69, pre- K-12 educators and childcare workers in licensed child care programs, and continuity of state government.

*Please note: Once you have pre-registered Public Health will contact you by email or phone when a vaccination is available for you.*



**PLEASE NOTE: ONLY PRE-REGISTER IF  
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# DOG PARK

**TEMPORARY CLOSURE OF  
CERISE DOG PARK FOR MAINTENANCE**

**FEBRUARY 15 - MARCH 15**



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## REGIONAL NEWS BRIEFS

### CERISE DOG PARK TO CLOSE FOR MAINTENANCE/CLEANING

#### *Special to the Mirror*

MONTROSE — The City of Montrose will close the dog park located on the north end of Cerise Park for cleaning and maintenance beginning Monday, Feb. 15.

The park will reopen for public use on Monday, March 15. During this closure, the city's dog park located within Riverbottom Park will remain open.

According to Public Works Assistant Manager Jackie Bubenik, city staff have observed that some users of the Cerise Dog Park have not been picking up after their pets. Bubenik said pet waste, along with melting snow and muddy conditions, has created "a hazardous condition for our pets."

According to Bubenik, local veterinarians have expressed concern about the spread of diseases like parvovirus, which can be transmitted through feces and saliva, and kennel cough, which can be transmitted through the air.

As a reminder, the city encourages the public to use the waste bags and disposal cans as they contribute to the overall health, safety, and upkeep of the city's dog parks.

The Cerise Dog Park was last closed in summer 2020 for routine annual cleaning and maintenance. Due to the popularity and frequent use of the Cerise Dog Park, the city's second dog park in Riverbottom Park was opened indefinitely, pro-

vided that it can be kept in good condition.

"It is the user's responsibility to clean up after their pets to help prevent the spread of canine diseases," Bubenik said. "We put a lot of effort into the maintenance of these parks, but we could really use the public's help to keep the area clean and safe for our pets"

The city's second dog park is located on the north end of Riverbottom Park just off the bike path. The dog parks are open from sunrise to sunset.

All pets must remain on-leash until within the off-leash area of the dog park. For more information visit

[www.CityofMontrose.org/495/Dog-Park](http://www.CityofMontrose.org/495/Dog-Park).



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## ***MONTROSE COUNTY VACCINATES 1,408 FEB 10***

### ***From pg 1***



***Well over 300 adults were standing in line at the Montrose County Fairgrounds for their "by appointment only" vaccine at 1p.m. on Feb. 10. Photo by Gail Marvel.***



***Above, eligible individuals wait for their vaccine appointments at Friendship Hall last Wednesday. Montrose County Public Health later released a statement saying that a total of 1,408 individuals were vaccinated Feb. 10. Photo by Gail Marvel.***

Montrose County Public Health later released a statement saying that a total of 1,408 individuals were vaccinated Feb. 10.

"If you were in attendance, we appreciated your patience as we navigated larger amounts of vaccine," the statement said.

"...overall, we have nearly 2,900 doses of COVID-19 vaccine (Moderna) to provide to our community this week through four clinics. We have received another large shipment for next week and look forward to providing vaccine to our 1b1 and 1b2 populations."

Visit [montrosecountyjic.com/vaccination](https://montrosecountyjic.com/vaccination) to pre-register.

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## OPINION/EDITORIAL: LETTERS

### WATCH THAT VIDEO, DRAW YOUR OWN CONCLUSIONS

*Editor:*

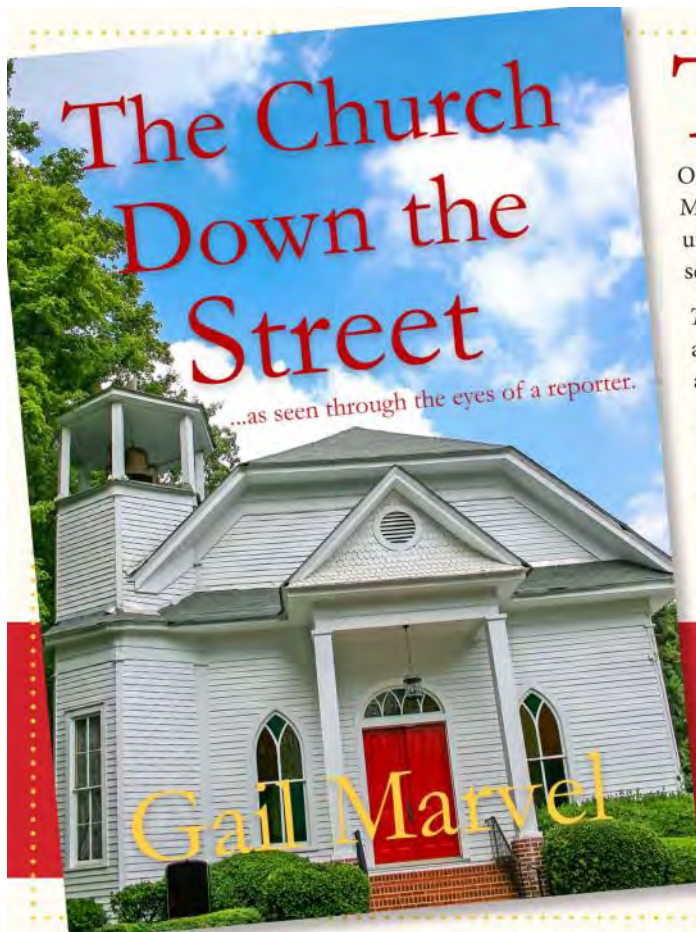
Since the 2016 election this country has experienced an ever increasing bias in the “news” we are fed on a daily basis, obviously to influence our thinking. Within the last year, that “bias” has progressed over into outright corruption in all forms of the media, that have blatantly censored ideas, concerns, and discussions that run contrary to the media’s political narrative.

Immediately after the 2020 election, questions and concerns arose over many documented cases of widespread election irregularities in several states. Until now those concerns have been unproven. After three months of intense research, a two-hour video was released about ten days ago that certainly seems to prove that not only was there widespread fraud in our last election, but that that fraud was the result of a worldwide cyber attack.

Within two days, that video was removed from YouTube, Twitter, Viseo, and others by anonymous “fact checkers” censoring free speech. Fortunately the video can still be viewed at [rumble.com](https://www.rumble.com). Simply go to rumble and search for “Absolute Proof” and either watch the entire video or at least from the 1:36:20 mark. At the very least it will raise concerns about our future election integrity.

In my 65 years of exercising my voting rights I never once questioned whether my vote truly counted-until now! Every voter, regardless of party affiliation, should watch that video and draw their own conclusions.

*Dee Laird, Montrose*



**T**he *Church Down the Street*, published pre-COVID, peers into the worship services of more than 70 churches, some of which have a weekly attendance of less than 10.

Organized in a topical format (Hospitality, Program & Source Material, Music, Meditations & Invitations, and The Message), the author uses an unbiased approach to allow readers to experience the worship service as seen through the eyes of a reporter.

*The Church Down the Street* contains anecdotes and stories from the actual worship services and asks thought-provoking questions that allow readers to draw their own conclusions.

**Readers will:**

- See strengths and weaknesses in the worship service
- Re-evaluate hospitality toward visitors
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- Compare and contrast music presentations and selections
- Discern the value and content of the sermon.

Gail Marvel's book, *The Church Down the Street*, is available online at [Amazon.com](https://www.amazon.com) and [wingedpublications.com](https://www.wingedpublications.com).

**GAIL MARVEL**  
Montrose Author & Reporter



## REGIONAL NEWS BRIEFS

### CITY OFFICES TO CLOSE ON PRESIDENTS DAY

*Special to the Mirror*

MONTROSE — City of Montrose offices will close in observance of Presidents Day on Monday, Feb. 15. Although the city has been operating with limited public access due to the COVID-19 pandemic, City Hall, the Downtown Visitor Center, Municipal Court, Animal Shelter, Montrose Pavilion, and Public Works will all close in observance of the holiday.

Police Department offices will be closed, however, officers will be on duty and responding to calls. The Black Canyon Golf Course will be open.

City residential trash customers who would normally receive service on Monday, Feb. 15, will instead be served on Tuesday, Feb. 16, and Wednesday, Feb. 17. Monday customers located south of San Juan Avenue will be served Tuesday,

Feb. 16. Monday customers residing north of San Juan Avenue will be served Wednesday, Feb. 17.

Recycling customers who would normally receive collection service Monday, Feb. 15, will instead be served Friday, February 19. Residents with questions about route adjustments are encouraged to call City Hall at 970.240.1400 or visit [CityofMontrose.org/Trash](http://CityofMontrose.org/Trash).

### CITY LAUNCHES ONLINE TRANSPARENCY TOOL

*Special to the Mirror*

MONTROSE — The City of Montrose Finance Department now offers an online tool that serves as a window into the city's finances. The new Transparency Module, launched Feb. 4, expands the accountabil-

ity and transparency of city government as required by law.

The module can be found at [CityofMontrose.org/Transparency](http://CityofMontrose.org/Transparency), and will assist the public in a variety of areas including:

**Revenues & Expenditures**

Users will be able to track revenues and expenditures by each city fund and view straightforward graphics and data, with an option to expand for greater detail.

**Open Checkbook**

This feature allows users to search specific city expenditures by the transaction payee, date, description, or type.

**Demographics**

Financial information on the site is placed in context with the community's demographics, providing a practical perspective on the financial numbers.

**Save It, Share It**

Electronic copies of data and spreadsheets are downloadable throughout the site and can be shared on social media. Revenue and expenditure figures are available back to January 2017 and checkbook data is available to January 2020, with plans to add more historical material as resources allow. The "Join the Conversation" tool is featured on each page of the site to provide feedback.

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**Christine Kersen**  
Associate Broker  
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# CITY COUNCIL TO HEAR PSST 2A REPORT CARD; PROCLAIM FEB 17, 2021 AS JIM AUSTIN DAY

## Mirror staff report

MONTROSE-The City of Montrose will hold a work session (10 a.m.) and a regular meeting (6 p.m.) on Tuesday, Feb. 16.

Work sessions are normally held on Monday, but this one was rescheduled for Tuesday due to the President's Day holiday.

## WORK SESSION

The work session agenda states, "Due to the COVID-19 emergency, this meeting will be held electronically and can be accessed at: [https://us02web.zoom.us/join/join?pwd=WN\\_JkGIG4bOSOSfN\\_JqYBUe6Q...](https://us02web.zoom.us/join/join?pwd=WN_JkGIG4bOSOSfN_JqYBUe6Q...)

The meeting can also be viewed live on the City of Montrose website, [www.cityofmontrose.org](http://www.cityofmontrose.org), on Channel 191, and on Channel 970."

Four new employees will be introduced to City Council at the work session. Joining the City team are Streets Division Workers Joshua Sandoval, Austin Spear, and Derek Herman; and Community Engagement Specialist Ross Valdez.

Discussion items will include a Construction Contract Authorization for SHAW Construction; Right of Way Vacation Ordinance; Contract Amendment Authorization for Construction Material Testing for the MPSC Project; Asphalt Machine Purchase Recommendation; Valley Ranch North Addition Annexation; Valley Ranch South Addition Annexation; and the Highway 50 Addition Annexation.

Council will also hear an update on Short Term Rentals and the Public Safety Sales Tax 2A Report Card.

Items scheduled for upcoming City Council work sessions and meetings include: March 1-Special Meeting/Executive Session - Municipal Court Judge Evaluation; Planning Commission Applicant Inter-



*Montrose City Council will hold both the work session and meeting on Tuesday, Feb. 16 due to the President's Day Holiday.*

views;

March 2-New Hotel & Restaurant Liquor License - The Rusty Putter; RDMJK Woodgate Project Rezone Ordinance; CO Outdoors Amended PD; Basecamp Preliminary/Final PD; Basecamp Preliminary Plat; Valley Ranch Addition North - Resolution Setting Annexation Hearing Date; Valley Ranch Addition South - Resolution Setting Annexation Hearing Date; Highway 50 Addition - Resolution Setting Annexation Hearing Date;

March 15-Special Meeting/Executive Session - City Manager & City Attorney Evaluations -

March 16-RDMJK Woodgate Project Replat; Planning Commission Appointments

## REGULAR MEETING

The meeting agenda states, "Due to the COVID-19 emergency, this meeting will be held electronically and can be accessed at [https://us02web.zoom.us/join/join?pwd=WN\\_rsgxMIJ\\_Qz6chVGsJ8Uyhw...](https://us02web.zoom.us/join/join?pwd=WN_rsgxMIJ_Qz6chVGsJ8Uyhw...)

register/WN\_rsgxMIJ\_Qz6chVGsJ8Uyhw."

Council will proclaim Feb. 17, 2021 to be Jim Austin Day. Austin, who passed away Feb. 2, served as Montrose city manager from 1971 to 1980.

Council will consider approving the transfer of a Fermented Malt Beverage license at 938 S. Townsend Avenue from Pester Marketing Company, doing business as Alta #6126, to CF Altitude LLC, doing business as Alta #6126, for consumption off of the licensed premises.

Council will consider approving the upgrade of the Automated Meter Infrastructure (AMI) software to a Software as a Service (SaaS) Purchase Order with National Meter and Automation (Badger Meter) and the award of the purchase to Mountain States Pipe and Supply in the amount of \$85,663.

Following staff reports Council will adjourn.

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## PUBLISHER'S PERSPECTIVE: COMMENTARY

# WHAT UNELECTED PERSON IS MAKING THESE DECISIONS AND SPENDING OUR TAX DOLLARS?

By Paul Arbogast, Publisher

MONTROSE-The City of Montrose recently held an open house to show the plans for the new police facility. During that presentation, someone asked about the future of All Points Transit. City Manager Bill Bell said that the city owned a couple of properties and was looking into possibly moving the transit service to one of those.

What Bell didn't say: about two weeks prior to that open house, the City had purchased the property at 931 North Park Avenue for \$275K (the old Powderhorn Industries building), one of the properties they were considering for All Points Transit.

Adjacent to that property was an empty lot that everybody knew as the green waste site. The city recently shut it down claiming staffing and cost as issues. But this is the same city that shut down a part of South First Street for a 'seating area', when the reality was, they had already planned to close it as a staging area for the construction of the new police station. Why they covered the closure spending money on a non-needed seating area in the middle of the street instead of being honest with the citizens is part of the problem, and also can lead one to wonder if the excuses for closing the green waste site were real or just more deception.

Knowing they bought that building, had mentioned possibly moving APT there, and then the closing of the green waste site, I realized they were probably planning a big bus station, not just for APT, but to try and draw in other bus lines. I wondered why, after watching so many City work meetings and council meetings, none of this had been mentioned.

When I saw the city put out a bid for asbestos abatement at the 931 N. Park property, city engineer Scott Murphy was contacted, and he verified this was indeed a



*The City of Montrose has confirmed plans for a transit hub at 931 North Park Avenue, above.*

project to build a transportation hub on that corner.

Mayor Barbara Bynum was contacted with questions about this project and the response was, "I'm looking into this."

Not an answer that builds confidence, and makes you wonder if the Council knows what is going on in its own city. And if they don't, what unelected person is making these decisions and spending our tax dollars?

Shortly after the email from the Mayor, one was received from City Manager Bill Bell that started with, "Please know that a full write-up on this project will be coming out in the Daily Press very soon to provide details on the project and future plans for the site." No details on the project were provided to the *Mirror*.

The project will certainly affect North Park Avenue, which would probably need a good bit of work to support such a facility. Ironically, in the Oct. 23, 2017 issue of

the Montrose Mirror it was pointed out that the city knew that North Park was in bad shape and would need millions to fix. At the time, City Manager Bell said, "North Park is a \$7 M project. We will keep it as an example and use the funds on smaller roads where we can accomplish more. We'll leave North Park as an example of streets not maintained."

I guess roads don't get to be ignored and left as an example when the city has a project to support. Still, there are a lot of questions and concerns that citizens could have about such a project, from traffic to the impact on residents in the area to potential cost to the citizens of Montrose.

It would seem the best time to let the citizens know what is going on and solicit valid feedback and concerns is before too much money is spent and too many plans are made. So why doesn't the city tell the citizens about plans for big projects sooner?





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## OPINION/EDITORIAL: LETTERS

### PLEASE DENY THE HUB AT MONTROSE CROSSING

*To members of the  
Montrose City Council:*

The Hub at Montrose Crossing, either as originally proposed, or as modified by the Montrose Planning Commission, is totally incompatible with the surrounding area and is a bad idea. This developer wants to cram either 500 apartments, as originally proposed, or 250 apartments, as approved by the Planning Commission, a "senior living center" and a "neighborhood shopping center" on just 30 acres (subtracting five acres for a "park") in an area consisting exclusively of single family homes. To put it into perspective, the project would consist of either 14 to 15 "units" per acre as originally proposed or 7 "units" per acre as approved by the Planning Commission in the middle of an area consisting of 3.3 "units" per acre (Spruce Point) and 1.5 to two "units" per acre (Cobble Creek) with no buffering, in violation of this city's Comprehensive Plan. What is the point of having a Comprehensive Plan if the city ignores it? In time, the exception will swallow up the rule. The fact that the Planning Commission would not grant a variance to the setback requirements speaks volumes about how dense this develop-

ment will be. Rather than look at drawings or a video of an empty field, the Council needs to actually see how this development will look. Attached are photographs of an apartment complex identical to the proposed Hub at Montrose Crossing showing cars parked in front of nearly all of the driveways and filling every overflow parking space. This hardly "preserve[s], protect[s] rural character and scenic views" called for by Section 4-4.24(B)(3) of the Montrose Municipal Code. To the contrary, the Hub at Montrose Crossing will be an urban eyesore. We also question the propriety of the city considering giving this developer \$2.35 million in free and clear incentives to develop The Hub at Montrose Crossing. Incentives should be allowed *only* for permanent job creation, transforming blighted areas and enhancing the city core and downtown areas. The Hub at Montrose Crossing will do none of those things. It will not create any *permanent* jobs, the area is hardly blighted and is far from the city core and downtown area. Giving this developer free and clear incentives now will set a bad precedent in the future, as other developers will expect the same thing. It is also fiscally irresponsible, given

the city's decreased revenues due to the COVID-19 pandemic, and will ultimately result in even more decreased revenue from property taxes when The Hub at Montrose Crossing results in significant decreases of the property values in Spruce Point and Cobble Creek and the ultimate lower tax assessments.

The Council also cannot ignore the overwhelming opposition to this project by the people that will be the most affected by it. Other than the developer and his staff, about the only people who think it is a good idea are Paul Arbogast of the *Montrose Mirror*, the editor of *The Montrose Daily Press*, planning commissioner David Fishing, former planning commissioner Anthony Russo, City Manager Bill Bell and the city staff -- none of whom live in the area and will not be affected by the development. That should speak volumes to the Council.

Please deny The Hub at Montrose Crossing in its entirety. Short of that, please approve the plan as modified by the Planning Commission, or tell the developer to come back with a more modest plan consisting of single family homes that is compatible with the immediate vicinity.

*Robin & Paul Lerg, Montrose*





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spot on news.**



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## REGIONAL NEWS BRIEFS

# OURAY COUNTY PUBLIC HEALTH ANNOUNCES CONFIRMED COVID-19 OUTBREAK

*Special to the Mirror*

OURAY-The City of Ouray, in partnership with Ouray County Public Health Agency, is reporting two confirmed cases associated with a confirmed outbreak of COVID-19.

Conditions are met for a confirmed COVID-19 outbreak when two or more people who are confirmed cases of COVID-19 in a workplace/facility, with onset within 14 days.

"City Administration was quick to respond to this outbreak" said Ouray County Public Health Director Tanner Kingery. "I want to thank the City for being proactive in identifying and quarantining close contacts of the confirmed cases. Timeliness is important when it comes to disease containment and the City has been responsive and cooperative with our contact tracers and case investigators."

Updates are provided on the Ouray County website: [ouraycountyco.gov](http://ouraycountyco.gov) as well as Ouray County Public Health Agency Facebook page: [Facebook.com/OurayCountyPublicHealthAgency](https://www.facebook.com/OurayCountyPublicHealthAgency)

Ways that you can continue to protect yourselves, family members and community members:

Wash your hands

Practice social distancing

Wear a mask

Avoid crowds

Stay home if you don't feel well



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*Paul Arbogast*  
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# OPINION/EDITORIAL: COMMENTARY

## FORMER PARISHIONER QUESTIONS FAITH AFTER SCAM



**Tonja Clark. Courtesy photo.**

*By Tonja Clark*

Hi Montrose. I miss some of you very much. I feel that I need to preface this with a warning. I am not angry. I do want to warn you of a scam that I recently experienced. I got a text from a person who is in a "position of trust" from a place of worship. I responded to that text out of desperation and later realized my HUGE mistake. My 4th floor hall was going through a significant Methamphetamine Mitigation. I was so excited to get a text from this person, because I desired to be the servant that Christianity teaches us to be. I did not know all communication ceased when I moved.

However, it is my treatment after that mistake that hurts me most. I trusted people. A whole congregation of people, who while I was a member helped me through some of the most difficult times in life without access to meaningful healthcare.

I was betrayed by the one office that could provide some of that medical treatment in Montrose. He chose to use the "good old boy" system to solve a problem with my manual wheelchair. I am a paraplegic with a head injury. I am also well experienced at the "good old boy system"

because I am a 7th generation Appalachian (always a servant). I agreed to go into a closed room with a male doctor and two males from the local DME. I came out of that visit humiliated, dehumanized, and feeling guilty. Do I have ANY CIVIL RIGHTS???

All my successes including my college degrees and real jobs happened after my accident. A person from my congregation was the office manager of this highly private medical business. A certified privacy officer, which is what I was in a previous life, takes these kinds of issues seriously. She never did. So I stopped going to that office and stopped pursuing treatment on the Western Slope. Too many people were now involved and gossiping in my private battle with depression/anxiety/suicide through no fault of my own.

While I was a member of this congregation, I freely gave my ears for listening and my heart for love.

I transcribed Church Council meetings. If I was sick, they brought me a tape.

I counted the offering. It was a system lots of people even accountants didn't understand.

I fed people on Christmas.

I served as a children's Sunday School assistant

I worked at our Church Bizarre at the money table.

I worked at Bible School to entertain kids with crafts.

I babysat kids when no one showed up or wanted to.

I organized our first attempt at a food pantry.

AND the list goes on.

So when it became apparent that I was a victim in this scam. This same member (who had a professional duty to keep my medical information private) called me to glorify herself and gloat that she did not fall for the scam. She KNEW it was a scam. I was told that "THE PASTOR WOULD NEVER ASK FOR MONEY". She said "they put it in the bulletins/emails".

A member from Church Council and someone else that I had put too much trust in by sharing my history also called

me. I used to call her friend. She was one of those that helped me in my times of need. However, this was a professional call as Church Council. She also told me "THE PASTOR WOULD NEVER ASK FOR MONEY" and made me feel guilty for falling for it.

I had no idea that my participation in the congregation was actually a burden. They showed me every time someone had to stop what they were doing to answer the doorbell they placed outside INSTEAD OF MAKING THE CHURCH ACCESSIBLE. Yet, I went back. I heard lots of "good to see you out and about". Most of them didn't even realize that I drove a car, held a job, and lived a regular life. I have never liked nor desired that kind of pity. I can read it in the eyes of people who are LYING TO ME.

I begged Church council for FIVE YEARS to replace the elevator so that their disabled and elderly did not have to experience panic attacks, freezing cold, ice, and humiliation like me. Those conversations fell on "TONE DEAF" ears. If I attended Sunday School, I had to go outside and come in the only ramp that accessed the sanctuary in snow and ice. I could see the disgust of every person who annoyingly turned around during the services because I made too much noise getting in the ONLY DOOR THAT I COULD.

My panic attacks are far more visible than others because I survived being trapped in a car overnight with my head actually impaled in the metal itself. I was also raped/pregnant/abortion in the care of "trusted medical professionals" who saved my life and I had a long hospitalization between two hospitals. DNA would have probably been able to identify my rapist today. I went back years later to work at the hospital where the rape occurred. Mentally, I could not trust that Hospital enough to be employed there. However, I am forever grateful that "the sex change hospital" down in Trinidad, Colorado showed me that I could be a valued member of a management team in my first real job.

I was told by that Church Council Member that they had done everything in their

**Continued next pg**

## OPINION/EDITORIAL: COMMENTARY

### **FORMER PARISHIONER QUESTIONS FAITH AFTER SCAM** *From previous pg*

their power to warn people of this scam of "asking for money". I was told they had no other responsibility by both of those people who contacted me. The pastor texted me to apologize also.

NONE OF those people I trusted asked me if I experienced a "financial hardship" because of this? I am no longer giving them my time so they feel no guilt at all for putting their members at risk.

The state of Colorado ruled this year that "PLACES OF WORSHIP" are "ESSENTIAL BUSINESS" during a pandemic. That also leads me to another question regarding the right to "CEASE COMMUNICATION" in Colorado. Places of worship send out bills when you forget to pay your tithes. I learned that when I filled out their "anticipated annual giving statement". They sent me a bill. Two years ago, I asked to be removed from mailings. I just received a postcard from the "United Methodist Women" at my NEW address (not in Montrose going on two years). This postcard is ASKING FOR MONEY.

So listen when I say "the ugliness lives inside". The ugliness is the obvious "FORCED SEGREGATION" that the whole world just expects me to accept because I am disabled. I raised a 32 year old daughter

by myself. We made do in NC as healthcare treatment was legislated to ensure my death at a young age. I was always an outlier in the system much like I was in Montrose.

A congregation of a place of worship feels no remorse in scamming the very people who shouldn't be feeding those offering plates to begin with deserves NO TRUST FROM THE PUBLIC. Most of them barely get by on Social Security, Supplemental Security Income, and foodstamps. They still hobble in with canes to send out mailers to beg for money though. Of course, all those jobs that I did for the church are considered just "busy work". I had that conversation with the church council member who made me feel guilty in our last conversation regarding the scam. She nor I liked busy work and we openly discussed it many times.

Our nation screams "the ugliness and division" comes from within. I believe it. I am no longer going to have faith in entities that cannot have remorse for the people they scammed, violated, and made feel guilty through their silent hidden tactics promoting "being servants". The only time in the Bible that Jesus Christ himself got angry was at the MONEYCHANGERS IN

THE TEMPLE. Toby Mac said "Apology without Action is just MANIPULATION".

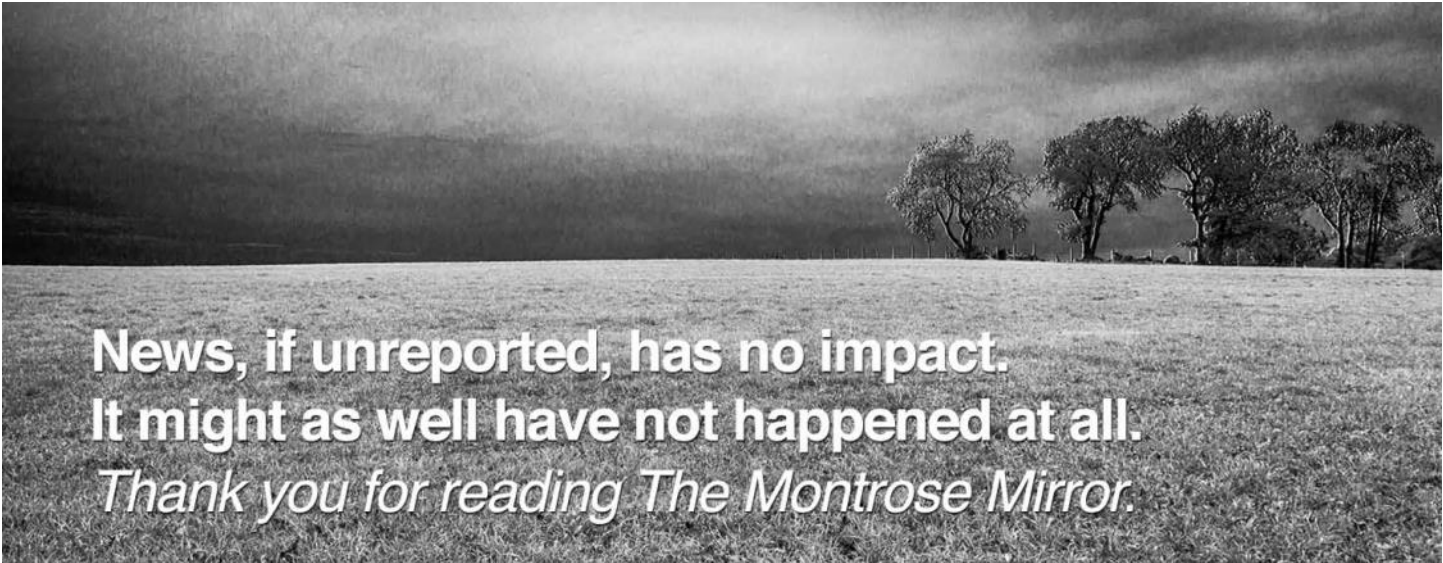
I have no desire to worship the MONEY-CHANGERS, as they have manipulated me enough.

For the mental health of the people of the United States, it is time to recognize that FAITH is a business and I will work in my civil rights advocacy to ensure that they are removed from "NON PROFIT STATUS". GOD IS A BUSINESS and always has been preying on the uneducated, poor, and people who are easily guilted because of their mistakes.

Thank you Montrose friends. My journey to love myself is complete. I am not expendable and I will not be THE OBJECT OF YOUR PITY. I am also AGNOSTIC so please don't pray for me.

I don't have to be polite when you approach my dinner table and interrupt me with your fake prayers.

I don't have to accept an unsafe elevator or a misplaced ramp to be loved or accepted in society. I will take my chances with the addicts, homeless, and any other downtrodden beaten HUMAN BEING who don't have a place in your sanctuary. I can read their eyes just like I can yours and I feel safer with them.



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## REGIONAL NEWS BRIEFS

### MONTROSE COUNTY MOVES FROM ORANGE TO YELLOW ON STATE COVID DIAL

*Special to the Mirror*

MONTROSE – The Colorado Department of Public Health and Environment (CDPHE) has moved Montrose County from “Level Orange–High Risk” to “Level Yellow–Concern” on the State’s COVID-19 Dial.

The change is in response to adjusted ranges applied by CDPHE as well as improving COVID data in Montrose County. Montrose County continues to experience decline in cumulative case incidence rate and testing positivity. Hospitalizations have also been declining.

The level change eases restrictions imposed by the State of Colorado’s Public Health order. Details on the COVID-19 Dial and differences in levels can be found at: <https://covid19.colorado.gov/data/covid-19-dial-dashboard>



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## OPINION/EDITORIAL: LETTERS

### CITY MANAGER IS NOT AN ISLAND UNTO HIMSELF

*Editor:*

COUNCILOR DEMANDS GEYSER REPORTS, ASKS THAT MANAGER'S EMAILS ON HUB BE RELEASED TO THE PUBLIC. (Montrose Mirror February 8, 2021)

For the past couple of years we have been reporting on the feckless actions of City Council and the power grab of city government by a city employee, the city manager. I feel it is important to quote a large part of the article cited above by the Montrose Mirror for background for my comments.

From the Mirror article, "Bowman asked about quarterly reports from Geyser Systems, as specified in the company's agreement with the City of Montrose."

"According to page 19 of the Geyser contract, we as a council are supposed to be receiving quarterly reports," Bowman said, adding that he had asked for the reports for the second and third quarters back in December. "The quarterly report for the fourth quarter was due today. I'd like to see these reports from Geyser; they're required by contract," Bowman said, his voice rising. "My signature is on that contract. I'd like to see those reports. This is not the first time I have asked for them. I'd like to see them soon. Mayor Bynum asked City Manager Bill Bell to provide the appropriate information. Bell said the reports were emailed to former staffer Chelsea Rosty and not forwarded on. "I believe he sent those in," said Bell adding that he would follow up, and that there was no definitive answer as to whether the company's products can still be found on the REI web site. "In the past when we've done these contracts it does

not go to the City Council," Bell said. "It goes to finance, legal and the manager's office because it's proprietary information and it's not public record."

Bell further stated he would check the terms of the contract and forward the information to Council if allowed. "Giving it to the City does not mean giving it to the City council...it goes to staff members because it's protected information...If this one specifically says to the City Council...I'll look into that today and get it out to Council right away." Councilor Frank said that Bowman is seeking verification of the contract terms. "Making sure that they're fulfilling their part of the bargain." Bowman said that he had voted NO on the Geyser contract and would like to see reports. When I voted NO I asked Bill (Bell) about the quarterly reports...you assured me that I would see them on a quarterly basis and I have never seen one.

As I read the above I came away with an 'announcement' that the city manager, an employee, runs this town NOT THE COUNCIL. That in spite of their signatures on a legal contract, it is not public record (eh what?), that they are not in charge and do not make the rules regarding the expenditure of funds or the accountability of contractors to the council for their performance. Worse yet is that Bell makes the rules and that contract for naught, he is going to tell council that what they signed and the provisions of that contract are NONE OF THEIR BUSINESS, that they are secret (for some unbelievable reason).

Final answer is that these reports have EVERY reason to be put in the hands of the Council so that they AND HOPEFULLY

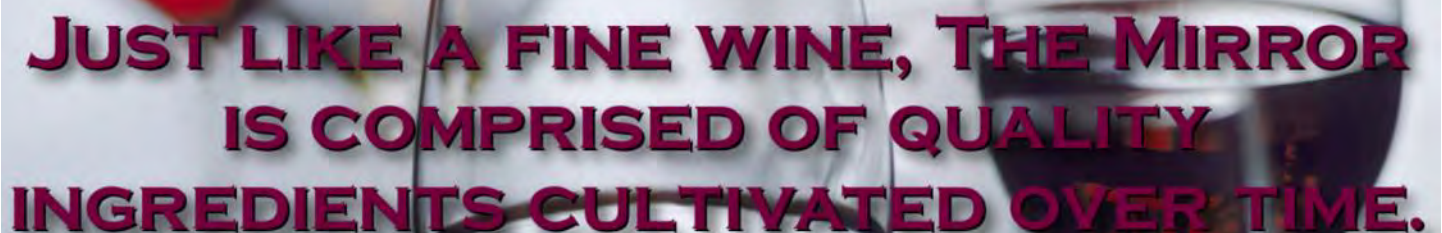
THE PUBLIC can find out what nefarious business is being conducted over Council's signature and under the table. Aside from personnel issues and possibly some real estate purchase, there should be NO dealings of Council or Bell out of the sight of the City of Montrose as a whole.

This policy of refusing to respond to CORA requests just so that Bell and his Council can hide their activities from the public, their constituents, is absolute balderdash. We, the citizens of Montrose should not be paying for a city attorney so that they, the citizenry, cannot see (transparency) what their elected officials and employees (contract and otherwise) are up to. I would suggest that the Council as a whole is not getting a 'fair shake' from their (?) attorney and that they should be looking for a high priced staff change without delay.

Further, about the email's about HUB. Those should be published, WITHOUT REDACTION, to the electorate post haste. Such FLAILING AROUND and BALONY about Bell's email comments being private work product is in my concerted opinion, a bald faced lie. I venture that Bell attempted to unduly influence one or more of the Planning Commission members to vote for HUB, and/or he referred to one or more citizens in a less than a civil manner. Either of these reasons should be reason for summarily firing him. Excusing such behavior is a reason to recall the entire Council.

So much for guts, transparency, honesty and the public's interest on the part of the City Council. Yeah, right!

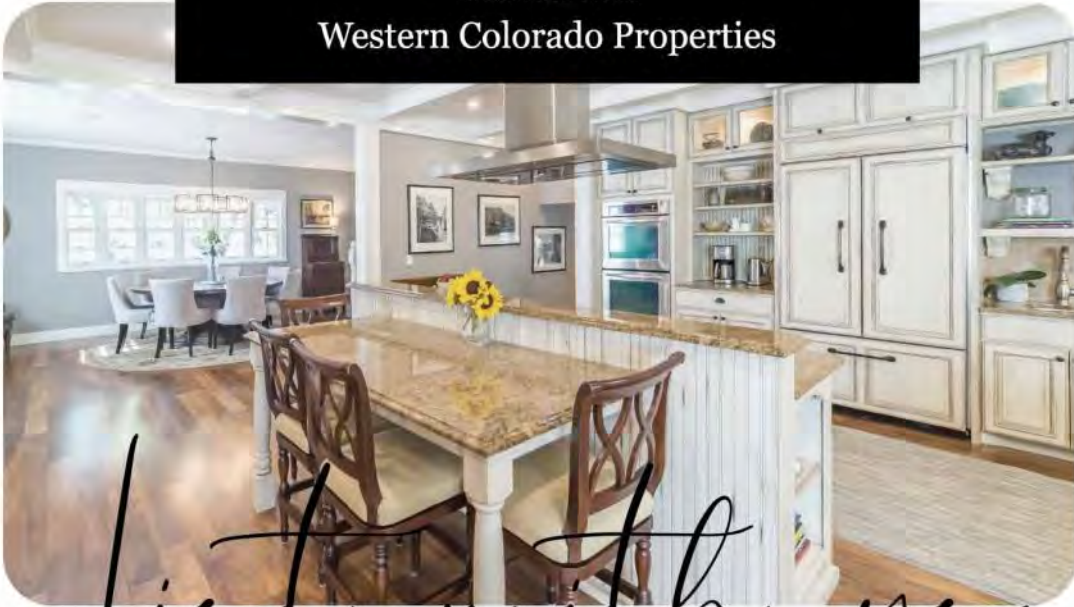
*Bill Bennett, Montrose*



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## OPINION/EDITORIAL: LETTERS

### CITY COUNCIL, PLEASE DENY HUB PROPOSAL COMPLETELY

*Montrose City Council members:*

Before you consider approval for a massive 500 apartment development on 36 acres for developer Matt Miles, please review the following objections. This project is proposed off of Chipeta Road and next to single family dwellings at Cobble Creek, Spruce Point, Chipeta Point and other nearby subdivisions off of Chipeta Road.

-The City is offering a 2.5 million dollar incentive to the developer through fees, tax, and infrastructure waivers. This results in a loss of revenue to the city of Montrose that will not be available for future budget needs and may set an unwarranted precedent for the future. Considering the potential future impacts, there is little justification for subsidizing Mr. Miles ambitions on this project. The Comprehensive Plan suggests that Montrose growth should pay its own way. We, and many other people, object to incentivizing this development with our tax dollars. One must wonder if the intention of this project is not so much to serve Montrose residents, but rather to serve workers from Telluride and other southern communities?

-This money is offered to him to build large apartment housing that he says is needed now in Montrose. I am aware of hundreds of citizens who are opposed to this development at this location. However, I am aware of few, if any, Montrose citizens who are saying they are in support of this large complex of apartments to be built in a semi rural area of Montrose. Not in the local newspaper, not during the virtual planning commission meetings. Mr. Miles addressed this at the January 27<sup>th</sup> Zoom meeting by saying that he has "two friends who are former business partners" who endorse this proposal.

Two. If there is, in fact, a current need for such a large apartment complex in Montrose, why place it where it will have a negative impact on so many residents currently living here?

-Our City and County will incur major costs (even as they subsidize millions to com-

plete this project) due to needed infrastructure improvements and ongoing services to support HUB's size. For example, the intersection of Chipeta Road and HWY 550 is already difficult to navigate when traffic is high. There is no planned signal light there at this time. This should be considered prior to proceeding with such a dense development. We were told at the January 27<sup>th</sup> meeting that placing a signal at the dangerous intersection of Chipeta and HWY 550 might not be started for three to five years! In addition, Chipeta is a two lane road with little shoulder. The intersection of 64.50 Road is also in need of revision if large loads of traffic are to be added (including large trucks and construction vehicles going in and out of the area during years of construction). These traffic areas will suffer negative impacts from adding hundreds of new vehicles without further infrastructure improvements. However, the city wishes to subsidize Mr. Miles development project with millions of dollars rather than use that money to improve existing infrastructure for all citizens.

-The proposed site for this project does not follow the spirit of the Comprehensive Plan for Montrose. HUB is 9 times denser than adjoining developments. I don't believe that adequate transitions or buffering are offered to separate 500 apartments from single family homes in this semi-rural area. Perhaps that is because it is not feasible to buffer such an extreme shift in density in the space proposed. If this proceeds, what is to stop potential unscrupulous development in our city in the future? Isn't this why the citizens of Montrose endorse having a comprehensive plan? The character and quality of life in Montrose depends on it.

We are told that the Montrose City Comprehensive plan is only "advisory" in nature and not legally binding. OK, but if those guidelines are ignored, what is the point of having them in the first place? The intention is to ensure protection of the "health, safety, and welfare" of our citizens. Which citizens? The developer's

interests alone it seems.

Wasn't this plan devised to protect Montrose citizens from exactly what is happening with this ill-placed apartment complex? The impact of the placement of this project will clearly have a negative effect on the lifestyle and rural nature of the surrounding developments.

-During the January 27th zoom meeting, Mr. Miles did not seem to be clear about how his own project will proceed to completion. He was asked about the timeline for building the "phases" of the development. He replied that he plans to complete phase one of the plan in 18 months. He then said "If the market will bear it we will start phase 2". He will wait and see if phase 2 is needed or when it is needed? This implies that there is not a need for this large apartment complex at this time. When asked about the proposed senior housing complex that is the last phase of the project, Mr. Miles said, "I don't know when it's going to happen or exactly what it's going to look like". What! How can such an ill-placed, large development of apartments be considered for approval when the developer states he does not know when there will be a need for it or even what it will look like? Although Mr. Miles and his team have worked hard to create a design with a pleasing appearance on paper, this huge complex of apartments belongs in an area closer to town. There are no close amenities in this rural part of the county. Seniors in the proposed assisted living housing would not be near Montrose Memorial Hospital or to local medical services.

-Lastly, I would just like to make this comment. I suggest that the name of this project seems misplaced, doesn't it? My husband brought my attention to the fact that "The HUB" refers generally to a place that is the center of a community, the center of the activity that spreads from it. Webster defines hub as, "a center of interest, importance, or activity....a center connecting point through which .....are routed (such as an airport where airlines route flights)" Again, this project is ill-

## OPINION/EDITORIAL: LETTERS

### ***PLEASE DENY HUB PROPOSAL COMPLETELY From previous pg***

ill-placed. Its own name suggests it belongs closer to town, the real HUB of Montrose.

My husband and I have lived in Montrose for 25 years. We just recently moved to Cobble Creek prior to learning that this proposed development is almost in our back yard. We chose this area for retirement because it is semi-rural, quiet, and filled with wild-life. That is how we envisioned it would stay. We had no reason to assume it would be impacted by such a drastic change in density. We believe the overwhelming objections of current home owners to this proposal should carry more weight than those of "possible" future inhabitants. This project will bring a negative impact to those who live here and possibly a reduction in property values at a time in our lives when that really matters.

We request that the council take careful consideration of Montrose citizens' objections to this project for the reasons stated above. If this project must move forward, you must accept the Planning Commission's February 3<sup>rd</sup> recommendations, including limiting the density to 7 units per acre.

*Shirley and Gerald Harvey, Montrose*

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## OPINION/EDITORIAL: LETTERS

# SUPPORTS PLANNING COMMISSION RECOMMENDATION TO LIMIT HUB DENSITY

*Editor:*

I am writing to support the recommendations of the planning commission to limit the density of the proposed HUB apartment complex on Chipeta Road.

My wife Ann and I are both Cedaredge High School graduates. In 2018, we purchased our retirement home at 597 Cobble Drive in Cobble Creek.

Our primary concern about the HUB is its proposed density and the problems that come with high density.

From my internet searches, a 500 unit apartment complex such as the HUB would be more than double the size of the largest complex in Grand Junction, the Railyard at Rimrock (200 units). If in Denver (population over 3 million CSA) the HUB would be the largest 2-story complex, and the second largest 3-story complex. If in San Antonio, population 1.6 million, it would be the second largest apartment complex in the area.

Attached is a screen shot of the closest comparable complex I could find in the Denver area. This complex, called the Waterfront in Lakewood. It has 600 units in 26 three story buildings on about 18 acres. (So, if they were two story, there would be about 400 units.) This is the size of what is proposed on Chipeta Road. Note that the Waterfront is bounded by two major roads, Jewell avenue, which is 4 lanes, and S. Kipling, which is 4 lanes of divided highway. Note also that the Waterfront is in very close proximity to retail services, drug stores, banks, etc. The HUB has neither road access sufficient to support the project, nor proximity to retail services without accessing Chipeta Road, which is wholly inadequate to support the project. The get a better feel of the enormity of the size of the HUB project, you

can go on Google maps and take a virtual walking tour through the project. Even better, I'd recommend that the Council member take a trip to Denver or Grand Junction and get a feel for the sheer size of these mega-apartment complexes and the kind of road access and surrounding amenities necessary to support such projects. The 200- unit Railyard in Grand Junction is located off 4-lane Riverside Parkway and right in the middle of retail services.

We also share all the other concerns voiced by folks who wrote letters and spoke to the planning commission, especially concerning the "incentives" granted the developer, and especially when downtown merchants could use such incentives.

I don't think the HUB itself is a bad thing, but I think it should go in a place consistent with the City's comprehensive plan, and consistent with virtually every other apartment complex anywhere – it needs to be close to adequate roads and close to retail services so that road congestion is minimized. Approval of this project will exacerbate the traffic problems in Montrose and on 550, and set a bad precedent for the future of the City's plan for itself.

Last, we'd really be in favor of this project if nearer to downtown so it could serve as a catalyst to re-vitalize the downtown and west side areas.

Thank you.

*Ben Bingham, Montrose  
Bingham & Lea, P.C.*



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## OPINION/EDITORIAL: LETTERS

### CITY COUNCIL, PLEASE DENY HUB PROPOSAL COMPLETELY

To Montrose City Council,

Thanks to the Planning Commission for their unselfish time and thoughtful evaluation of the HUB proposal. Now, City Council, please deny this proposal completely. There are many reasons to do so. First, the vote is 500 to ZERO. Five hundred residents have said NO (400 petition signers and 100 +/- letters). Not one has spoken in favor. The voices of the people must be heard and honored in our democracy.

Secondly, CARS, CARS, CARS. A drive around the subdivisions of Montrose reveals that most have many cars and trucks parked on the streets. This happens in spite of the City rule of 1 ½ garages per living unit. Most couples own two cars as both work; even more cars in the family if there are licensed children. Many people use their garage to store household items and/or recreation vehicles instead of paying \$100/ \$150/\$200 month for storage. As a result, their cars end up on the sidewalk. The US Dept of Transportation 2017 NHT Study indicates somewhere between 57% and 68% of all households have two or more vehicles (see attached, page 62). The number is actually 1.88 vehicles per household (page 59). The

initial HUB proposal of 500 units would require, according to this study, 940 parking spaces (or 470 at recently recommended reduced density). Does it? If not, there should be a rental condition imposed via covenants, including enforcement mechanisms, limiting the number of vehicles per household. In addition, note that the HUB proposal does not include ANY spaces for recreational vehicles like campers, boats, jeeps, etc. More likely than not, the Hub will be inundated with tons of vehicles, many parked on streets. We all know people don't respond well when they are told they cannot own vehicles they want or need, so they flaunt the rules.

Vehicles get used, some crash. Same 2017 Study indicates 5.11 daily vehicle trips per household (see attached, page 12). If this is true, then HUB's 500 proposed living units times 5.11 daily trips puts 2500 (+/-) vehicles in motion every day from HUB (approx. 1250 at reduced density). It's **that** number of 2500 (or 1250) moving vehicles that contribute to accidents. A traffic hazard study must be completed and considered before approval.

Where are we? Yes to single story buildings around the perimeter to achieve

feathering goals; yes to 940 internal parking spaces (or 470); yes to rental contract limitations on number of vehicles, yes to installation of traffic light 550/Chipeta as a pre-condition, yes to a traffic hazard study. And a huge NO to the \$2.4M taxpayer money giveaway. But wait. All of that is trying to force fit something that should not even happen.

Better Answer. Why do all that when the highest and best use of this parcel is really single family homes (SFR)? That's what 500 residents who have spoken want to see. That approach will reduce the number of vehicles and the volume of traffic. HUB density has been the big problem and SFR is the way to correct it. And the developer can make a good profit selling them at the current (see Bridges project) rate of \$260/\$280 square foot in this prime location. SFR is best for the character of the neighborhood and will be profitable for the developer. Plus, it meets safety standards better and it is more in keeping with the spirit of the Comp Plan. Use by right is not always the best rational/ethical/moral thing to do. Please deny this application and suggest the developer consider a SFR plan of 4/6 units per acre.

*Lee and Gail Dusa, Montrose*



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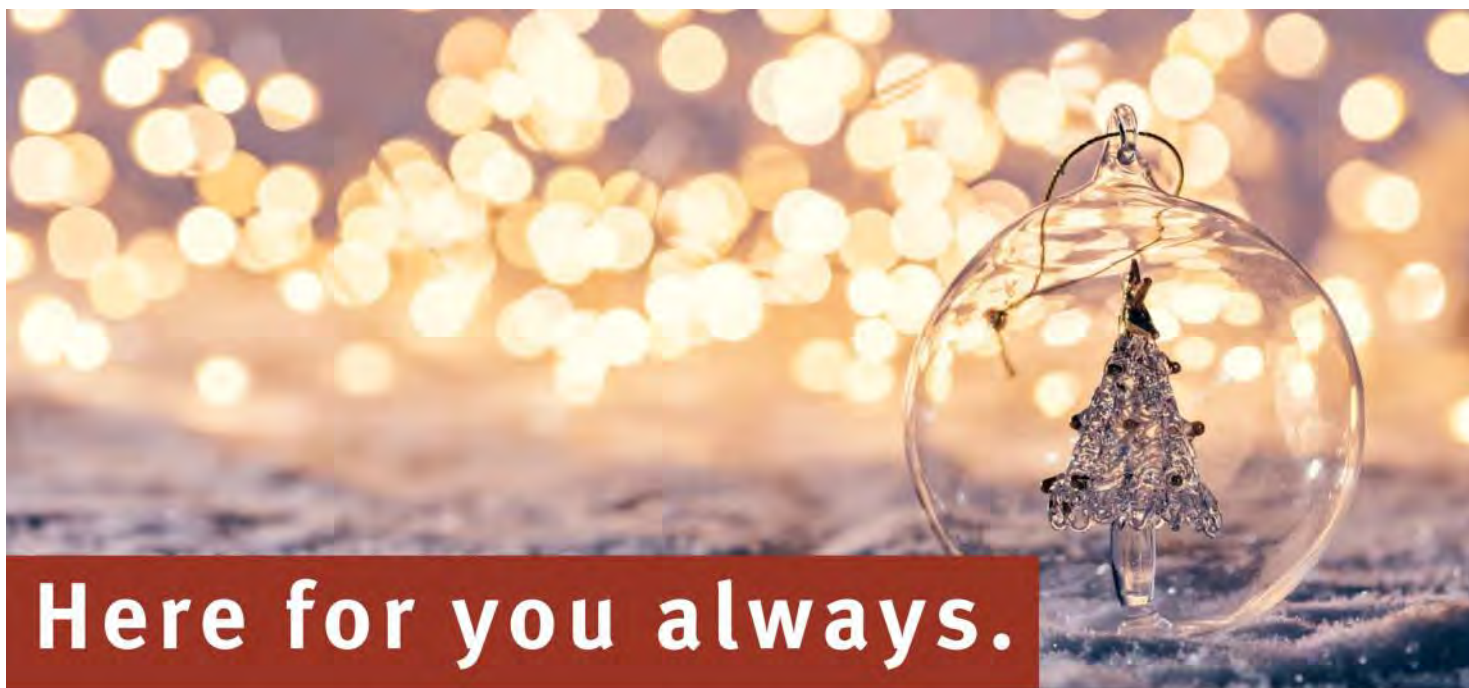
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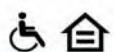
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## REGIONAL NEWS BRIEFS

# DELTA HOSPITAL INTRODUCES NEW ROBOTIC-ASSISTED ROSA KNEE SYSTEM

### *Special to the Mirror*

DELTA-Orthopedic surgeons and the medical staff at Delta County Memorial Hospital (DCMH) introduced the new Zimmer Biomet's ROSA® Knee, a robotically-assisted surgical system designed to help perform total knee replacement surgery with increased efficiency and easy-to-integrate technology.

"I think ROSA Knee is going to be a great advantage to our community to offer a total joint replacement for specialty or difficult joints that are painful and stiff," said Douglas Huene, M.D. for DCMH's Grand Mesa Medical Group Orthopedics and Sports Medicine. "It will allow us to do a better alignment on the joint and have a better function so patients can return to their activities faster and can have less pain and better long-term outcomes."

As the only ROSA Knee robotically-assisted surgical system available on the Western Slope of Colorado, DCMH gave their staff a sneak peak of the system February 2. Employees spoke with representatives about the new technology and saw the machine.

"The ROSA System is a great addition to DCMH," said Matt Heyn, President and Chief Executive Officer for DCMH. "We are modernizing our practice when it comes to robotic-assisted surgeries to give our patients remarkable care in a healing environment that our community can trust."

The ROSA Knee System includes features to assist with bone resections and assessing the state of soft tissues to facilitate implant positioning intraoperatively. Data provided by ROSA Knee assists with complex decision-making and enables surgeons to use computer and software technology to control and move surgical instruments, allowing for greater precision and flexibility during procedures.

It may be recommended for those patients needing total knee replacements when more conservative treatment op-



**Delta Hospital introduces new robotic-assisted ROSA Knee System. (From Left to Right: Donica Harrison, DCMH Executive Assistant, Don Barton, DCMH Laboratory Informaticist, Travis Peckskamp, Regional Sales Manager for Zimmer, ROSA). Courtesy photo.**

tions failed to provide relief. The robotic technology works by still having the surgeon present in the operating room and making all of the decisions throughout the surgery.

During the procedure, ROSA Knee uses a camera and optical trackers attached to the patient's leg to know exactly where the knee is in space. It is similar to a very detailed global positioning system (GPS). "Total joint surgery at DCMH has been greatly enhanced with the acquisition of the ROSA Knee robot-assisted navigation system," said John Knutson, M.D. for Delta Orthopedics. "This is a system that allows orthopedic surgeons to accurately verify alignment and stability. This system puts us on par with other centers of excellence that offer a joint replacement."

ROSA Knee also allows surgeons to objectively measure soft tissue and virtually conduct the knee replacement before

performing any surgeries. The flexible 2D x-rays are transformed into digital, 3D replications of the patient's anatomy and a plan is created and displayed based on the patient's unique anatomy.

"The surgeons here at Delta Hospital are now certified with the ROSA Knee System and they've already been using it," said Huene.

"We expect to improve the results that we're already getting which are excellent. The ROSA Knee System is going to keep our patients active with minimal to no pain so they can resume their normal activities without restrictions."

For more information on the ROSA Knee System, contact your Delta County Orthopedic specialist: Grand Mesa Orthopedics and Sports Medicine at [deltahospital.org/orthopedics\\_sports\\_medicine/](http://deltahospital.org/orthopedics_sports_medicine/) or 970.874.4399 and Delta Orthopedics at [deltaorthopedics.com](http://deltaorthopedics.com) or 970.399.4200.



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## OPINION/EDITORIAL: LETTERS

# CONGRESS HAS LET US DOWN

*Editor:*

One of the darkest days in the "modern" history of the United States occurred on January 6th following twice-impeached former president Trump inciting the riot that led to the storming of OUR Capitol. An insurrection which murdered one police officer and injured over 140 other officers and desecrated our democracy.

The second darkest day came on February 13th. The day the Senate came ten votes shy of finding Trump guilty of "incitement of insurrection". The Republican Senators who chose not to convict are cowards and hypocrites. But so are many of the Democrats.

Republican Representative Jaime Herrera Butler stated that Kevin McCarthy, while hunkered down in the Capitol called Trump on the day of the riot and tried to get him to call off the rioters. Due to this testimony, Democrats voted, along with five Republicans, to allow witnesses be interviewed at the Senate trial. And then the Democrats shot themselves in the foot. At the final moment the Democratic impeachment managers backed away from calling witnesses. The American public, not the Senators, needed to hear these statements from witnesses, to hear the state of mind of Trump during the anarchist attack on the Capitol. How he was energized watching the attack unfold on

television, and still maintained he was the rightful winner of the election (without one ounce of truth or proof). On that day he would not come forward and put a stop to the riot. He never called out the National Guard. Even after the riot, it took him three days to lower OUR American flag for Capitol Police Officer Brian Sicknick, and he NEVER acknowledged or spoke out in praise specifically of the officer's bravery and loss of life.

And the Republicans? On the 13th, with the exception of seven members of the GOP who had guts, the rest voted against their country. They voted to retain their seats in Congress not to hold the former president responsible. Shame on them. I said earlier that these Republicans are cowards and hypocrites. Many said it was unconstitutional to impeach and convict a "former" president. A weak and sinful deceit and too easy a way out for them.

When the House Democrats, along with some Republicans, voted to impeach Trump, he was still in office for another week. Mitch McConnell would not allow the trial to start citing that both sides needed time to gather together their evidence. He proposed the trial begin in the Senate in February (this after President Joe Biden was sworn in as the 46th president on January 20th).

So what did McConnell say after he voted

that Trump was not guilty? He blamed Trump for inciting the rioters, that he was, "practically and morally responsible for provoking the events of the day." He then said that Trump was constitutionally ineligible for conviction as he was already out of office. This from the man who would not allow the impeachment trial to occur while Trump was in office! That is the definition of hypocrisy. A sham of a trial.

And the Democrats? They needed to stay firm and call for witnesses. Every citizen of the United States, as well as the world (yes, other countries follow us and care about the USA), needed to hear first-hand accounts how Trump cared nothing about the insurrection at the Capitol and was only concerned with trying to overturn a valid and legal election. The American people needed to know the truth and deserve to know, as Dan Rather wrote, "why Republicans were so afraid to hear it."

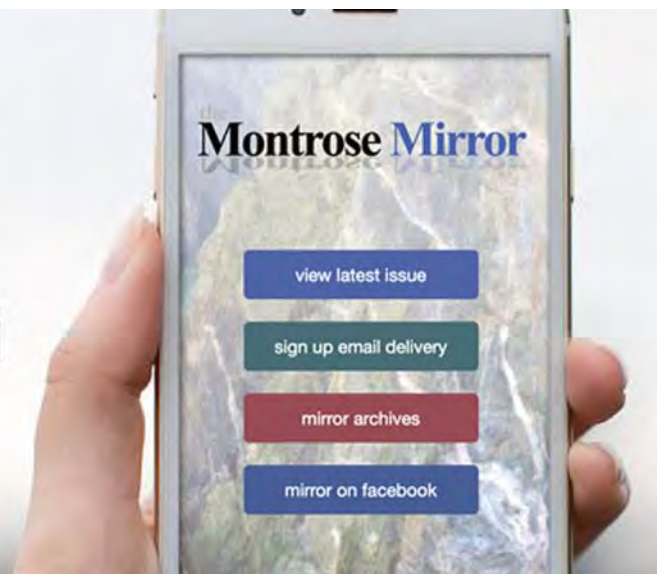
Due to the actions of the Republicans on the 13th, their heads stuck in the sand, I will NEVER be a member of the GOP.

Due to the inaction to hold firm and treat the impeachment as a trial with witnesses for all to hear, and to let them speak out to all how Trump incited the riot, makes me question the Democrats' ability to stand strong.

Congress has let us down.

*Jon Sering, Montrose*

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## COMMUNITY OBITUARIES

### BENJAMIN PAUL CISNEROS

*November 21, 1930-Feb. 3, 2021*



BENJAMIN PAUL CISNEROS died Feb. 3, 2021. Paul was born Nov. 21, 1930 in Montrose, CO to Amarante and Barbara (Ulibarri) Cisneros.

Paul served in the U.S. Navy for four years from 1950 to 1954 during the Korean war, aboard the U.S.S. Caccapon as a radio petty officer.

Paul was a member of St. Mary's Catholic Church. He retired from the postal service after 34 years. Paul is survived by his sister-in-law Lollie Cisneros, nieces, Diane Macmasters of Montrose, CO, Amy Tapia of Mill Valley, CA, and Margie Hodgson of Fort Collins, CO.

Paul was preceded in death by his parents, his brother Lawrence and a son John.

Services will be held at a later date.

Crippin Funeral Home is assisting Mr. Cisneros' family.

### RICHARD JOHN FRIEND

*May 29, 1946-February 5, 2021*



RICHARD FRIEND was born on May 29, 1946 in Camden, New Jersey to Catherine and Paul Friend. He attended Camden Catholic Schools until he enlisted in The United States Marine Corp in 1963. He was

awarded two Good Conduct Medals and The National Defense Medal while serving.

He received an Honorable Discharge in 1967.

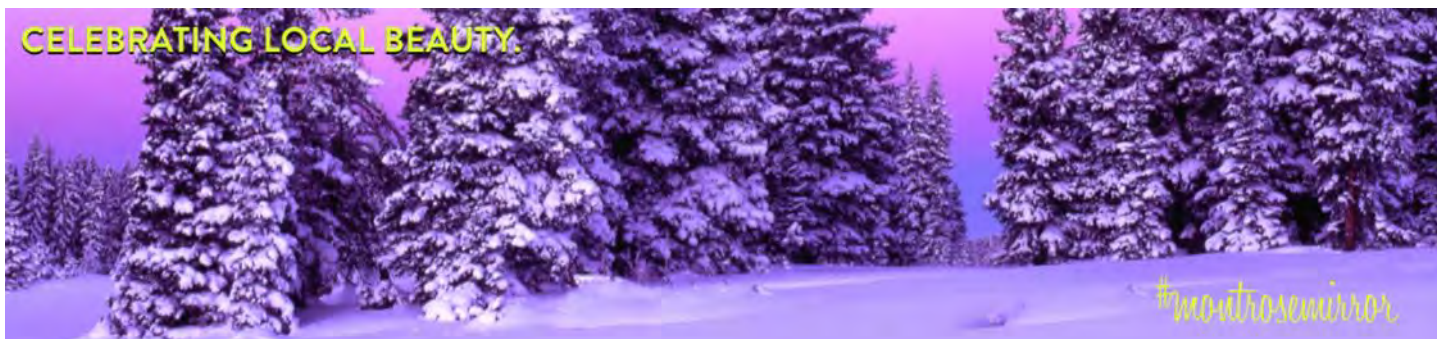
Richard returned to New Jersey where he entered the workplace as a carpet layer apprentice, becoming a professional carpet layer until 1979. He moved from New Jersey to Colorado Springs to work as a horse rancher. Then in 1981 he moved with friends to Montrose.

In September, 1981 he met the love of his life, Pamela De Vries, who he married in 1982 in Olathe. He went to work with the family on the DeVries Buffalo Ranch and Farm. He had an immense love of the buffalo and the produce growing business.

He is survived by his wife Pamela; Son Randy; Grandsons Jack Friend and Christopher Mason; Granddaughter Mary Friend; Great Granddaughter Paisley Mason; three sisters Diane, Susan, and Karen and numerous nieces and nephews. He was a generous, compassionate & loving father, grandfather, brother, uncle, and friend. He will be eternally missed and remembered.

He was preceded in death by his parents, daughter April Mason, brother Paul Friend, and numerous nieces and nephews. A graveside service will be held at 11 a.m. on Friday, February 12, 2021 at the Olathe Cemetery.

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## COMMUNITY OBITUARIES

### ALICE M. ZAHNISER

*August 11, 1936-February 3, 2021 (age 84)*



ALICE M. ZAHNISER was born to Dan and Lucy DeVincentis on August 11, 1936 in Sams, Colorado, near Ouray, and passed away peacefully on February 3, 2021 at Valley Manor Care Center in Montrose. Alice, from the very tender age of 13, was very spiritually inclined and was baptized.

Throughout her entire life she had a strong desire to please her God, Jehovah and to share her beliefs about the Bible with others.

On December 11, 1955, Alice married Jonathan 'Wilbur' Zahniser and they lived in Montrose Colorado, working on the family Farm and Sheep Ranch. Together they had two sons, Steve and Dale. Alice especially enjoyed being a mother and placed all of her love and energy into this privilege. Wilbur and Alice enjoyed 58 wonderful years together, full of family, vacations, and spiritual conventions. She was able to enjoy working on the family ranch, watching football with her boys, entertaining friends from all over the world and traveling many times to her favorite destination, Hawaii, with family.

Her sweet and kind demeanor was something that all of her family and friends will cherish.

She worked tirelessly in the ministry work, enjoying the privilege of helping many, not only those from the Montrose area, but anywhere she went. Many remember wonderful times at the Zahniser

home. Alice did not know a stranger, everyone was welcome at her table, where she prepared her famous leg of lamb and various Italian dishes.

Alice is survived by her two sons: Her son Steve and his wife Carol, her son Dale and his wife Cheryl, her sister Julie Crawford and many nieces and nephews.

Alice was preceded in death by her husband Jonathan W Zahniser, parents Dan and Lucy DeVincentis, one brother, Willy DeVincentis and one brother, Don DeVincentis.

The family wishes to thank all the doctors, nurses and caregivers from PACE and the Valley Manor Care Center, who showed such kindness in tirelessly working to care for our dear Alice.

Please Join Us:

Topic: Memorial for Alice M Zahniser  
Time: Feb 20, 2021 02:00 PM Mountain Time (US and Canada)

Join Zoom Meeting  
<https://us04web.zoom.us/j/76584352768...>

Meeting ID: 765 8435 2768

Passcode: 267072

### LEARLENE "LEAH" WEBBER QUINE

*April 4, 1950- January 30, 2021*

LEARLENE "LEAH" WEBBER QUINE passed away peacefully at home on January 30, 2021 with her husband Thomas Quine by her side. Leah was born on April 4, 1950 in Portland, Oregon the daughter of Garland Dee Davis and Lois Bingham Davis. Leah was preceded in death by her first husband William O. Webber, a daughter Kennia Webber, and a sister Joyce. She is survived by her husband Thomas Quine of Montrose, Colorado, a brother Jonathan Davies of Portland, Oregon and a son Justin L. Webber of London, England. Leah grew up on a cattle ranch outside of Portland, Oregon and owned and operated a cattle ranch for many years along with her first husband William outside of Bend, Oregon. After leaving Bend, Leah worked for twenty years as a med-aid at an Alzheimer's unit in Portland before moving to Glendale, Arizona where she met Thomas. Thomas and Leah moved to Montrose ten years ago to retire. Leah loved exploring Colorado, fishing and being outdoors where she could enjoy nature. As per her wishes, Leah's ashes will be buried in private family ceremony in the Quine family plot in the Rico, Colorado Cemetery.

## COMMUNITY OBITUARIES

### DAVID ALLAN SLAKER – ARMY VETERAN

*July 5, 1932- February 3, 2021*



DAVID ALLAN SLAKER, age 88, a resident of Montrose, Colorado for many years, passed away on February 3, 2021 due to COVID-19 complications. He is survived by his wife Gloria Jean Slaker; his son Jeffrey Slaker and wife Lisa of Headland, AL; daughter Jill (Slaker) McGee and her husband Mike of Johnstown, CO; five grandchildren, and three great grandsons. Dave was born in Cleveland, Ohio on July 5, 1932. Most of his young childhood and twenties were spent in Detroit, Michigan. After high school graduation, Dave attended Eastern Michigan College.

In November 1952, he was drafted into the Army and trained at Ft. Bliss, Texas. In March 1953, Dave was sent to Camp Desert Rock, Nevada where he participated in an Atomic Bomb testing. He and other soldiers witnessed the blast and then were forced to march into the blast site with no special protective equipment. These soldiers who were involuntarily exposed to harmful ionizing radiation became known "Atomic Veterans".

In June 1953, Dave was stationed in Tokyo, Japan where he served 13 months in a Topographical Company. After his honorable discharge from the military, Dave enrolled in classes at Wayne State University in Detroit, Michigan.

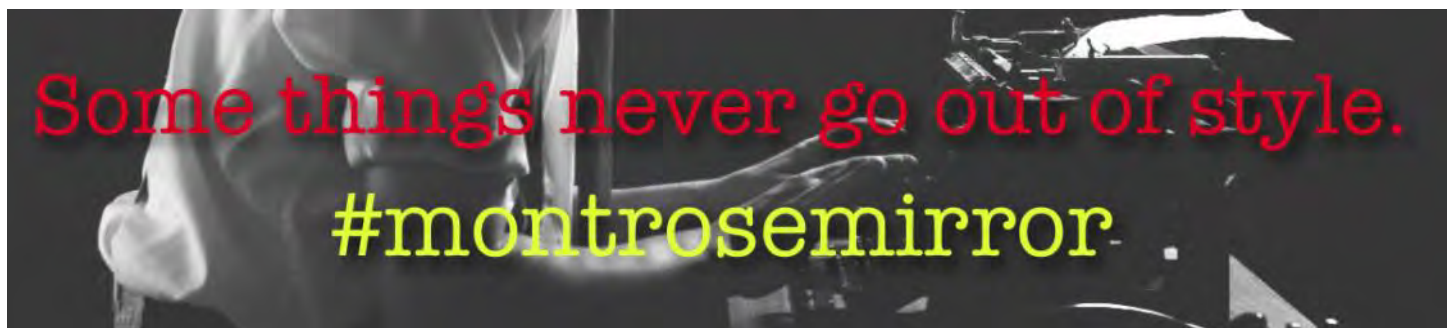
In 1958, Dave ventured out west to the Golden State of California. In the little seaside town of Avalon on Catalina Island, he found truth in the old song, "I Found My Love in Avalon beside the Sea". He met his bride-to-be, Gloria Jean Brown on Labor Day weekend in 1959. He and Gloria Jean were married April 2, 1960 at the 1st Presbyterian Church in Culver City, California. That union lasted for 60+ years and was blessed with the birth of a son and daughter. In the early days of their marriage, Dave and Gloria both worked at Vandenberg Air Force Base in Lompoc, California. Dave did inspection work at the Atlas Missile Site and witnessed several of the missile launches. He later completed

the requirements for his Bachelor of Arts degree at the University of California, Northridge. He then went on to teach with the Los Angeles School District for 10 years. The family relocated to Montrose, Colorado in October of 1977. Starting off as a substitute teacher for the RE1-J School District, Dave was then hired as a full-time teacher in September 1978. He taught at both Olathe and Oak Grove Elementary Schools and retired after 14 years of service.

He spent much of his retirement years traveling and staying active in sports. He loved to travel to the Indian Wells Tennis Garden in Southern California to watch the annual two week world class tournament. His tennis passion evolved into a new interest, playing pickleball. He became an avid pickleball player and exercised regularly at local health clubs and most recently at the new Montrose Recreation Center. He and Gloria also enjoyed travels across the United States, Europe, Canada, Costa Rica, and other places both near and far. He loved to talk and joke with the many people he met during the course of his 43 years in Montrose. He will be deeply missed by his family and friends.

A family memorial service will be scheduled at a later date.

THE MEMORY OF A GOOD PERSON IS A BLESSING. PROVERBS 10:7





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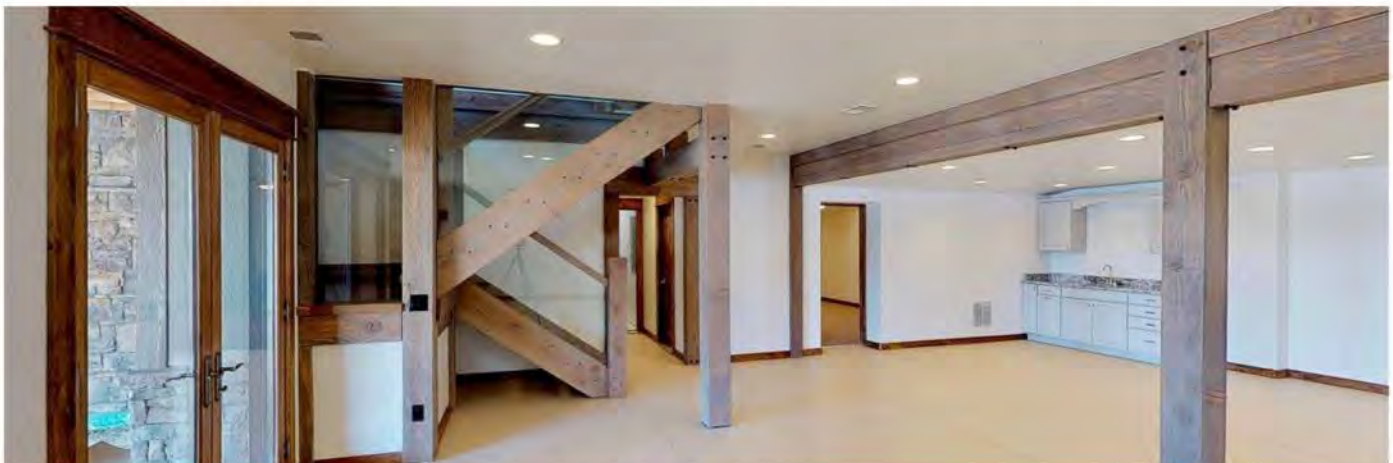
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ISSUE 302 Feb. 15

# ART & SOL

## STARLINK SATELLITES SEEN ABOVE MONTROSE



Courtesy image SPACEEX Starlink.

### Mirror staff report

MONTROSE-When a Montrose resident called the *Mirror* last week after viewing a massive array of extremely bright lights passing overhead at 6 a.m., research revealed that the phenomenon observed by Kurt Kubik appeared to be SpaceX Starlink satellites, which have been sighted and reported across Western Colorado since early 2020.

Kubik said that it took roughly five minutes for the linked lights pass by, and the experience was unlike anything he had witnessed before.

When the information was shared online, a number of locals weighed in with their own observations, with Starlink satellite sightings reported from Montrose to Crested Butte.

As of Feb. 14, the Starlink web site showed satellites located directly above Montrose, Colorado.

SpaceX is an aerospace manufacturer and transportation service founded by Entrepreneur Elon Musk in 2002.



**Falcon 9 launches 60 Starlink satellites to orbit – mission from pad 39A on deck.**  
*Courtesy photo SpaceX.com.*



## “Rocky Mountain Cravings”

Carole Ann McKelvey, Food Editor



## MOUNTAIN ROSE DELI READY TO SERVE, BY CATERING OR DELIVERY

By Carole Ann McKelvey

MONTROSE -- Wow. Sometimes a dining experience takes you totally by surprise. The Mountain Rose Delicatessen on S. Cascade Avenue in Montrose is a small deli that delivers such a surprise. Michael and I were astounded by the quality and quantity of a meal delivered to our home by the delicatessen.

I'd been waiting to try the deli hoping to be able to go in and enjoy a meal. But, alas, COVID prevails. We discovered it's very easy to order a meal from the deli online and to have that meal delivered. Go to Mountain Rose Catering and Delicatessen on the internet.

And what a meal! I ordered a classic Reuben sandwich with pastrami, cheese and sauerkraut with a side of coleslaw (\$11.95) and a Sicilian salad. Plus, we indulged and ordered two smallish brownies.

All delicious! Of course washed down with our choice of wine at home.

Mountain Rose Delicatessen deserves your attention as you decide where or from whom you will order your lunch (or in our case, early dinner).

The meal arrived about 10 minutes after we ordered and the sandwich was deliciously warm with melted swiss cheese, a very traditional Reuben sandwich you might expect to indulge in at a big city delicatessen.

I've had the pleasure in the past of delighting in this sandwich in Chicago, San Francisco and New York.

I must tell you; this sandwich was the very favorite of my late, beloved husband, comedian George McKelvey, which is why I decided to try it. It came warm and melty, with the snap of the tangy sauerkraut and a homemade thousand island dressing all on German rye bread. The coleslaw wasn't shabby either.

But this salad, a Sicilian salad, was quite unexpected. Basically, it was a Sicilian cheese and meat board on a bed of crunchy lettuce. Pepperoni, salami, provolone, olives, croutons, marinated onions, artichokes, giardiniera & Italian dressing, perfection at \$11.95.

The deli also offers large Greek and chef salads and a side salad (\$3.95).

Besides my choices, the deli offers:

**Sandwiches:** Turkey & Provolone served on White; Black Forest Ham & Cheddar on Honey Wheat; Roast Beef & Munster on German Rye w/ horseradish mayo; **Colorado Club** – Ham, turkey, peppered bacon, provolone, sliced avocado & chipotle mayo on croissant; **Chicken salad sand-**

**wich** – Mayo, celery, grapes, diced onion, mustard seed and almonds served on croissant; **French Dip** – House made roast beef w/ swiss cheese on French Roll with Au Jus; **Italian sub** – Salami, pepperoni, ham, provolone, olive tapenade, lettuce, tomato & onion on honey wheat; **Roasted veggie wrap** – Seasonal veggies with hummus, lettuce and tomato; **Hot Pastrami** – Served on French roll with swiss cheese and brown mustard; **BLT** – Thick cut peppered bacon with, mayo, lettuce, tomato, cucumber, and marinated onion served on sourdough; **Grilled cheese** – toasted sourdough w/ Munster, cheddar and Swiss, from \$8.95-\$11.

### Box Lunch:

The deli also offers a deluxe box lunch: Includes side, chips, pickle & dessert. Add a drink \$1.00 extra. Box lunch comes with condiments on side and utensils.

### Desserts:

Various cookies, chocolate chip, macadamia nut, oatmeal raisin, brownies, for \$2.25.



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# COLORADO NEWS BRIEFS

## COLORADO AIR NATIONAL GUARD TAPPING INTO DU'S ENRICHMENT PROGRAM

*Special to the Mirror*

STATEWIDE-Non-credit personal enrichment course features Nikki Swarn, general manager and program director of THE DROP, on-air personalities, and change agents to discuss topics of social justice facing Denver and Colorado through the lenses of music, sustainability, youth movement through social media, and mental health. Who: A collaboration between the University of Denver's Enrichment Program and Rocky Mountain Public Media, this four-session fully online course is being offered free-of-charge to up to 50 National Guard troops seeking educational opportunities on diversity, equity, and inclusion. When: Thursday, February 4, 11, 18, 25, 2021, 6:30-8:30 pm MT Where: Live online via Zoom.

More Information: <http://ucollege.du.edu/thedrop>

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BERKSHIRE  
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Western Colorado Properties



MUST-SEE COZY, FAMILY HOME



18425 6600 Road | Montrose, CO, 81403

Bedrooms: 2 | Bathrooms: 2.0

3,447 sq. ft. | Year Built: 1899

This large home is located just four miles South of Montrose and was built in 1899. This 1/2 bedroom, 2-bathroom home has been through two remodels, expanding its size and hospitality. This two-story home has so much to offer. As you approach the entrance, there are large spruce and pine trees, and a grape vine covered pergola. There is a large kitchen with ample storage, an art studio that could also serve as a bedroom, little hidden nooks within the home, as well as a storage space behind a bookshelf. Take in the breathtaking view from the living room windows at both the front King and two queen bedrooms. This large home sits on 80+ acres of prime farm ground. The family himself has many amenities, as well as plenty of room for all your livestock and projects! There is an original settler's cabin, a three stall horse shed, and 3 additional outbuildings to mention just a few. The small country root cellar has previously been used to house the boiler for the hot water household heat. This property will leave you mesmerized from the moment you arrive. Do not wait, as this is a once in a lifetime opportunity!

\$1,150,000



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# HAVE A COVID CARE PLAN

## MAKE A PLAN MONTROSE COUNTY!

It's important to be prepared for any emergency, and it's never too early to prepare to protect your family in case of illness. From healthcare to childcare, use this checklist to prepare your family's COVID Care plan!



## WHO IS YOUR DOCTOR?



It is important to find a doctor to care for your family right away, before anyone gets sick. Then, if you or a family member becomes ill, you can simply **call your doctor** rather than filling out paperwork with a fever.

## PREPARE A COVID PLAN NOW:



### Create an at-home plan to avoid the spread.

Encourage your household members to maintain everyday preventative actions like washing hands frequently and avoiding touching eyes, nose, & mouth as much as possible.



### Know your workplace policy.

Talk with your supervisor to determine the most effective steps necessary if you should become sick, and never go to work when you are feeling ill.

## PLAN AHEAD:



### Create a sick room.

This will help contain the virus as much as possible and prevent other household members from getting sick. Include basic need items like water and fever-reducing medicine, cleaning supplies, and disposable masks and gloves. Have disposable protective gear available for the caregiver.



### Create your COVID Care Team.

Coordinate with your family and friends to provide support to one another if a family member gets sick. Ask for family members or friends to safely deliver groceries to your household so you can effectively quarantine and prevent the spread.



### Centralize medical information.

Create a folder with your family's necessary medical information. Have your primary care doctor's phone number on hand.



### Mask up. Make good choices now.

Wear masks in communal areas you share with people outside the family to help prevent the spread to household members.

Preparing your household ahead of time will alleviate much of the stress that arises if a family member gets sick with COVID-19. Make a plan and prepare now to keep your family and your community safe and healthy.



For more ways to make a plan, visit [www.montrosecountyjic.com](http://www.montrosecountyjic.com)





## TENGA UN PLAN DE ATENCIÓN PARA COVID

### ¡HAGA UN PLAN, CONDADO DE MONTROSE!

Es importante estar preparado para cualquier emergencia y nunca es demasiado pronto para prepararse para proteger a su familia en caso de enfermedad. Desde atención médica hasta cuidado de niños, use esta lista de verificación para preparar el plan de atención para COVID de su familia.

### ¿QUIEN ES TU DOCTOR?

Es importante encontrar un médico que atienda a su familia de inmediato, antes de que alguien se enferme. Luego, si usted o un miembro de su familia se enferma, simplemente puede llamar a su médico en lugar de tener que completar el papeleo con fiebre.

### PREPARE UN PLAN CONTRA EL COVID AHORA:



#### Cree un plan en su casa para evitar la propagación.

Anime a los miembros de su hogar a que mantengan acciones preventivas diarias como lavarse las manos con frecuencia y evitar tocarse los ojos, la nariz y la boca tanto como sea posible.



#### Conozca la política de su lugar de trabajo.

Hable con su supervisor para determinar los pasos necesarios si se enferma y nunca vaya a trabajar cuando se sienta enfermo.

### PREPÁRATE AHORA:



#### Cree una habitación para enfermos.

Esto ayudará a contener el virus tanto como sea posible y evitará que otros miembros de su casa se enfermen. Incluya artículos de necesidad básica como agua y medicamentos para reducir la fiebre, artículos de limpieza y máscaras y guantes desechables. Tenga equipo protector desechable disponible para el cuidador.



#### Cree su equipo de atención para COVID.

Coordine con su familia y amigos para apoyarse mutuamente si un miembro de la familia se enferma. Pídale a su familia o amigos que le entreguen alimentos de manera segura en su hogar para que pueda poner en cuarentena de manera efectiva y prevenir la propagación.



#### Centralizar la información médica.

Cree una carpeta con la información médica necesaria de su familia. Tenga a mano el número de teléfono de su médico de atención primaria.



#### Usar una máscara. Tome buenas decisiones ahora.

Use máscaras en las áreas comunes que comparte con personas ajenas a la familia para ayudar a prevenir la propagación a los miembros de su casa.

Preparar su casa con anticipación aliviará gran parte del estrés que surge si un miembro de la familia se enferma con COVID-19. Haga un plan y prepárese ahora para mantener a su familia y su comunidad seguras y saludables.

Para más formas de hacer un plan, visite [www.montrosecountyjic.com](http://www.montrosecountyjic.com)





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**February 20<sup>th</sup> at 5:00 PM**

**Montrose Elks Lodge  
Spaghetti Dinner \$10  
(open to the public)**

**Learn about who the Elks are and  
what we do. Join us for our  
Elks 153<sup>rd</sup> Anniversary**

*Elks are distinctly American,  
willing to support our Constitution,  
who are 21 years of age,  
and believe in God.*



*Join the Elks as we strive to better  
our way of life and benefit our community.*



**MONTROSE ELKS LODGE 1053  
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## COMMUNITY NEWS BRIEFS

# ALTRUSA INTERNATIONAL OF DELTA ANNOUNCES 2021 SCHOLARSHIP OPPORTUNITIES



*Mamie's Table. Courtesy photo.*

### *Special to the Mirror*

DELTA-Altrusa International of Delta invites Delta County adults seeking higher/continuing education to apply for the service organization's \$1000 scholarship, for summer or fall terms in 2021. To be considered for the scholarship, applicants must reside in Delta County and have been out of high school at least five years. All applications are to be submitted online at [www.altrusainternationalofdelta.com](http://www.altrusainternationalofdelta.com) by April 9, 2021.

Altrusa is an international non-profit organization, whose mission is to be leaders in service and address community needs. In fulfilling that charge, Altrusa International of Delta raises and provides funding annually to support local scholarships that improve lives through continuing education.

The Delta Club's annual Deltarado Days Barbeque and Sugar Plum Festival have been key in raising funds for scholarships. In 2020, when the outbreak of COVID-19 obligated Delta Altrusans to cancel both events, the organization remained focused on their mission and looked for innovative ways to fund their community service programs.

"Altrusa International of Delta has provided scholarships to deserving students in Delta County for more than thirty years, and we were determined not to let COVID stand in the way of raising money for education," said Delta Altrusa President Jennifer Thomas. "Our executive board immediately got busy brainstorming ways in

which our non-profit could responsibly garner scholarship monies during a pandemic, and the result was 'Mamie's Table,' which was launched in February of 2021."

Guests reserving a seat at Mamie's Table, named after Altrusa founder Mamie L. Bass, were hosted in six different private homes on the same day and at the same time, replete with the lavish table settings that are a trademark of the Sugar Plum Festival. Identical full-course gourmet dinners prepared and served by Altrusans were enjoyed simultaneously at each residence, while guests at the different locations celebrated virtually with one another via Zoom.

For more information and qualification guidelines, go to [www.altrusainternationalofdelta.com](http://www.altrusainternationalofdelta.com), or email the scholarship committee at [altrusaofdelta@gmail.com](mailto:altrusaofdelta@gmail.com). Scholarship recipients will be notified by May 1, 2021, and funds will be sent directly to the recipient upon submission of proof of enrollment.



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*see something, say something*

## REGIONAL NEWS BRIEFS

# DELTA COUNTY COVID 19 UPDATE

### Special to the Mirror

DELTA-Delta County continues to get vaccines at a steady rate; we are hoping to see an increase in the coming weeks with the Federal Government increasing their allotment to the states. Despite information circulating, Delta County Health Department does not currently "reallocate" vaccines to other vaccine providers. "We are not holding vaccines back," said Public Health Director Karen O'Brien, "We are literally using up every last vaccine as quickly as we are able to do so, as is Delta County Memorial Hospital." Each vaccine provider in Delta County receives their own allotment of vaccines, which includes Delta County Memorial Hospital, River Valley, City Market in Delta and Hotchkiss, as well as Safeway. A Kidz Clinic is planning to vaccinate all of Delta County School District, and Vision Charter Academy's staff and will also receive their vaccines directly, as will Walmart, once they become a vaccine provider in Delta County.

Colorado Department of Public Health and Environment has changed the provider for the free mobile COVID-19 testing to

Mako; updated links for the required pre-registration are below. The free mobile testing continues in Delta County every week through February, The testing will take place every Friday in Delta at the Lion's Pavilion from 9a – 4p; pre-register here: <https://mako.exchange/scheduler/registration/?location=2402>. Every Saturday, free COVID-19 mobile testing will take place at Delta County Fairgrounds in Hotchkiss, from 9:00a – 2:00p; pre-register here: <https://mako.exchange/scheduler/registration/?location=2413>. Delta County has officially moved to the Yellow "Concern" phase of the State's COVID-19 dial framework; click [here](#) for additional information.

As of today, Delta County reported 8 new positive cases today for a total of 2405 with 26 active and 2324 recovered; we currently have 1 individuals hospitalized.

Delta County Call Center remains open every Monday, Wednesday, and Friday from 9:00a -1:00p and can be reached at 970-874-2172. If you would like to get on the COVID-19 waitlist, and have access to the internet, please visit [deltacounty.com/covid-19](https://deltacounty.com/covid-19). If you do not have access to the

internet, please call the call center to be put on the list.

### Mental Health Assistance:

- Center for Mental Health: 970-252-6220 or text "Talk" to 38255
- A KIDZ Clinic: 970-874-2753 or Text: 970-901-0445
- Families Plus: 970-874-0464 or Text: 970-433-6835
- Colorado Crisis Hotline: 844-493-TALK (8255) or Text "Talk" to 38255

Delta County has two community test sites: **Delta County Health Department**, located at 255 W. 6th St., in Delta. Tests are by appointment only on Tuesdays ONLY. Call 970-874-2165. You can also continue to get tested at **North Fork EMS**, located at 110 E. Hotchkiss Avenue, in Hotchkiss. Appointments are Mondays only. Call for an appointment at 970-778-7426.

Additional information on the COVID-19 vaccines can be found at <https://covid19.colorado.gov/vaccine>.

For additional COVID-19 resources, click [here](#) to see Delta County's COVID-19 resource page and [here](#) for the State's COVID-10 resource page.



8500

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# TOP REASONS

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## Don Bailey

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### Timing is Everything

There is a lack of inventory in the market, prices have rebounded and interest rates are still at historic lows. Spring is the best time to put a home on the market and springtime is right around the corner.

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## Good to know.®

### Don Bailey

Broker Associate

970-209-8257

donbaileyrealestate@gmail.com

<http://www.DonBaileyRealEstate.com>



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## COMMUNITY NEWS BRIEFS

# KNOW THE SNOW BEFORE YOU GO

*Special to the Mirror*

COLORADO-Snowstorms in the Rocky Mountains and avalanches happen all the time, however, this season's exceptionally weak snowpack is proving to be more dangerous compared to previous years- which poses deadly consequences if you're in the wrong place at the wrong time.

Your normal routes may not be good routes this year and your previous avalanche precautions may not keep you out of a dangerous slide.

We want our outdoor community to enjoy everything a Colorado winter has to offer and live life outside, but we also want you to return home safely!

Backcountry safety tips to remember:

- Check the Colorado Avalanche Information Center forecast
- Take a backcountry safety course
- Bring the proper safety gear
- Adjust your plan for the day based on the avalanche conditions



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## COLORADO NEWS BRIEFS

# CONSUMER ADVISORY: PROTECT YOURSELF AGAINST HOME EQUITY SKIMMING SCAMS

### *Special to the Mirror*

DENVER - The Colorado Division of Real Estate has become aware of a new twist to the home equity skimming scams through the use of HOA liens. Many Colorado consumers may be experiencing some financial hardship during this time, and those living in homeowner associations (HOAs) that are not able to pay their HOA dues and assessments, together with the thought of losing their home through foreclosure, may be approached by a "savior in disguise."

In a typical equity skimming scheme, the scammer has the financially-strapped homeowner transfer the property over to them and agrees to lease the home back to the homeowner who remains there as a tenant. This is done with the promise by the scammer that in return they will pay future HOA dues and assessments, and also pay the outstanding mortgage, in exchange for the homeowner paying them future monthly rental payments. They will also let the homeowner believe that they will be released from all those obligations. In reality, the scammer will not make the promised payments to the mortgage company and HOA, but will just keep the monthly payments or skim the equity off the property. If there is substantial equity in the property, the scammer may eventually get the homeowner to take a low sum of money for the property and have them enter into a lease agreement for a while, and then later evict them - with the homeowner losing their home and its equity.

In the HOA lien scheme, the scammer will purchase an HOA lien that is against the homeowner's property. This lien may arise if the homeowner is not paying their HOA

dues and assessments. The division has also become aware of scammers creating and recording fraudulent HOA liens against properties and using those liens to entice the homeowner to pay off the liens directly to them, or transferring the title to their property for the promise to help them out of their financial difficulties. This can occur on properties where in reality no HOA exists or where the HOA is dormant, with someone posing as an HOA official or the HOA's manager and sending out bills and liens in the dormant HOA name or newly created fake HOA name.

Typically in these instances, the title transfers from the homeowner to the scammer by way of a quitclaim deed that is never recorded, or it is recorded to either a fictitious, alias, or shell company or trust that was established to perpetuate the ruse. The recording of a fraudulent lien can go undetected for a long period of time until someone performs a title review on the property.

By this time the scammer has probably received a security deposit and many months of rent from the original homeowner. Even if the mortgage company or HOA initiates a foreclosure of the property, abuses in the bankruptcy system by the shell trust entity may hold off a foreclosure of the property, during which time additional rental proceeds may still come into the scammer's hands until they are stopped by the courts.

These situations can leave a homeowner losing their property, becoming a renter in their own home, having their credit rating severely damaged, and having the possibility that the lender may pursue a deficiency judgment against them if the prop-

erty is foreclosed upon, as well as the HOA pursuing a personal judgment against them for non-paid HOA dues.

Recognize some scam signs ahead of time. If you are experiencing financial difficulties paying your HOA dues and assessments, as well as your mortgage payments, first contact a licensed and reputable professional to understand your options and rights, such as an attorney, real estate broker or mortgage lender.

Talk with the HOA regarding the HOA lien notice, as it may be a fraudulent lien.

Watch out for:

Anyone wanting you to act fast with a quick-fix to your financial difficulties. Promises to resolve your financial problems and to leave your cares behind. Someone wanting you to transfer your ownership in the property to them. Anyone asking you to sign a power of attorney for them to act on your behalf. The situation where you will now be a tenant in the home that you owned. Someone telling you that there is no need to consult with an attorney, accountant, real estate broker, lender or anyone else. Check with the Division of Real Estate to research a licensed real estate professional at: <https://dre.colorado.gov/> Check with your local County Clerk and Recorder regarding any liens recorded against your property: <https://www.clerkandrecorder.org/allcounties>

If you believe that you have been a victim of an equity skimming scheme, here are some agencies to contact:

Colorado Attorney General's Office  
Colorado Bureau of Investigation  
Colorado Division of Real Estate  
Federal Bureau of Investigation



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# SAVE THE DATE! UPCOMING REGIONAL EVENTS

## ONGOING-

**MONTROSE FARMERS' MARKET** is a gathering of vendors selling local fruit, vegetables, meat, crafts, and more. **Date and time:** Alternate Saturdays from 10 am-1 pm—every other weekend starting Jan. 9<sup>th</sup> 2021  
**Location:** Montrose Centennial Plaza and Centennial Meeting Room, 15-99 S Uncompahgre Ave, Montrose, CO 81401


**Cost:** Free to attend. Curbside service is still available in the winter season!

**COMMUNITY BIBLE STUDY**-Every Wednesday beginning Sept. 2, 2020, through April, 2021 - Community Bible Study live virtual meetings mornings and evenings: gospel of John. Classes for women and children. Call 720-635-0091 for more information or to register.


**MONTROSE ALTRUSA**-1st Tuesday of the month Program meeting; 2nd Tuesday of the month committee meeting; 3rd Tuesday of the month Business meeting. Meetings are held at the Hampton Inn conference room at Noon.

## MONTHLY

**Feb. 20- 5 PM** 153rd Elks Anniversary. Please join us for a spaghetti dinner fundraiser and Membership Drive at 5 PM. All Elks and the general public are invited. Learn about who the Elks are, what we do, and why being an Elk is a good idea. Elks are distinctly American, willing to support our Constitution, who are 21 years of age, and believe in God. Join the Elks as we strive to better our way of life and benefit our community. Current Elks, bring a friend to this event. We are located at 801 So Hillcrest Drive, Montrose CO 81401.



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| 1,000       | X | \$20         | X | 1.5                     | = | \$30,000             |
| 1,000       | X | \$30         | X | 1                       | = | \$30,000             |
| -----       | X | -----        | X | ---                     | = | \$-----              |

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*Aspens on the  
Uncompahgre Plateau...*



## THE STARS HAVE ALIGNED...FOR BUSINESS SELLERS, BUYERS & LENDERS!

### *Federal Relief Expected to Re-Ignite Urgency and Demand*

The CARES Act Debt Relief Program, which allows business buyers to take advantage of an SBA loan, has been extended under the Consolidated Appropriations Act. Keep reading to learn why this extension is great news for entrepreneurs looking to buy or sell a business.

#### **Prospective buyers have even more leverage with an SBA loan:**

- ★ **6 months of SBA loan payment forgiveness** for loans closed after February 1, 2021. This includes principal and interest up to a maximum of \$9,000 per month.
- ★ **The SBA is waiving the guaranty fee charged to lenders** and passed on to borrowers. This fee is typically around 3% and is now zero for loans closed after February 1, 2021.
- ★ **The SBA is increasing the loan guarantee to lenders** from 75% to 90%, which decreases risk to lenders. Along with new wording allowing lenders to adjust for temporary COVID-19 downturns, lenders should be able to take on additional risk. It is important to note the minimum buyer down payment of 10% remains unchanged.

#### **Business owners considering selling their business benefit from the current market conditions:**

- ★ **There are many more buyers than sellers.** Buyer activity is at record levels, according to BizBuySell's Insight Report, while supply is limited. With this dynamic, businesses are selling at record prices, exceeding pre-pandemic levels.
- ★ **SBA-financed buyers are able to take advantage** of significant benefits and are likely to outbid cash buyers seeking discounted prices.
- ★ **Further guidance** for PPP loan forgiveness and tax reporting has been released so the seller does not need to worry about a PPP loan liability. The loan forgiveness process for first draw and second draw PPP loans less than \$150,000 is greatly simplified and provides full tax deductibility of business expenses on forgiven PPP loans.

**In addition to the benefits for business buyers and sellers, the stars have also aligned for SBA lenders!**

*\*Info gathered from bizbuysell.com*



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**QUESTIONS? Contact Shane • 970-417-1516 • [scopeland@sunbeltnetwork.com](mailto:scopeland@sunbeltnetwork.com) • [www.sunbeltnetwork.com/grand-junction-co/](http://www.sunbeltnetwork.com/grand-junction-co/)**