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# the Montrose Mirror

Free News for Fresh People!

Issue No. 423 April 5 2021

## FACTORY'S NEIGHBOR SLAMS CITY OF MONTROSE FOR ALLOWING NON-COMPLIANCE TO DRAG ON

*"...As if the quality of life on this side of Montrose means much less than any other part of the city..."*

By Caitlin Switzer

MONTROSE-In July of 2020, the *Mirror* reported that adjacent property owners had asked the City of Montrose to make good on the conditions required of the Prairie Dog Treats factory (146 West Main Street) when the non-conforming use was originally granted by the City of Montrose eight years before.

Shortly after the *Mirror* report, the factory was sold to new ownership, who announced plans to bring the facility into compliance. In an email dated June 10, 2020, Montrose City Manager Bill Bell asked Prairie Dog Treats to comply with the requirements of the Conditional use Permit within 30 days.

Still, completion of the promised updates remains in progress, and some

[Continued pg 13](#)



*An upstairs window at the Morales property on SW First Street, owned by the same family since it was built in the 1930's, looks out over the Prairie Dog Treats Facility on West Main Street in Montrose.*

## TAKE IN TAKE 5 @ PRECEDENCE



*New owner Jordan Carls has been welcoming limited audiences to hear Friday Night Jazz at the Precedence Building in Downtown Montrose. Photo by Paul Arbogast.*

By Caitlin Switzer

MONTROSE-Since purchasing one of Montrose's most iconic venues last August, local musician and music educator Jordan Carls has been waiting patiently for the right time to open the doors of the Precedence Building (509-513 East Main) to the public. Now, with COVID restrictions slowly easing, Carls is welcoming jazz devotees to hear the house band, Take 5, on Fridays.

Carls, whose Precedence Music Academy has had a storefront space in the building for years, purchased the historic 1911 Masonic lodge from fellow musician

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issue

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Spotlight with Art Goodtimes!](#)

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

[Local Artist Spotlight:  
Cheri Isgreen!](#)



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## REGIONAL NEWS BRIEFS

### GREEN THUMB GARDENING: GROW & GIVE

*Special to the Mirror*

**MONTROSE**-If you enjoy gardening and would like to use that skill to help those in need, CSU Extension has a wonderful program for you to join!

Master Gardener Julie Sonderquist will teach us about Grow & Give. CSU Extension started that program last year in response to COVID-19. Participants grow produce and then give it to individuals in need, food pantries, and other donation spots to help their community.

There is no cost for joining this program. By joining the group you will get a newsletter from CSU Extension and a lot of information on growing vegetables and fruit. Email Taylor, at [tevens@montroselibrary.org](mailto:tevens@montroselibrary.org), to register for this virtual event on Tuesday, May 4 at 6:30pm.

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# BUSY BEAVERS BUILD DAM AT ARCHMONT PARK



By Gail Marvel

MONTROSE-Construction on the Archmont Park Dam continues in spite of fact that Beaver & Company failed to go through proper channels before starting construction. The Beavers have never presented a site sketch plan to the City of Montrose Planning Commission, nor have they applied to the Montrose City Council for a building permit. In the dark of night, trees along the drain ditch have been felled, cut to size and placed strategically. At this point the dam is small but it is effective in causing water to back up. As the project continues, other trees in the neighborhood will become building material. With increased water flow due to the upcoming irrigation season, the city may have to change the name of the park to Archmont Lake.



*A major drainage ditch running through the city is being transformed. The ditch runs through Archmont Park, which is located on the walking trail between South 7<sup>th</sup>/South 8<sup>th</sup> Streets and South Park /South Mesa. Photos by Gail Marvel.*

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## REGIONAL NEWS BRIEFS

### NORTH 9<sup>TH</sup> STREET SIDEWALK EXTENSION WORK BEGINS MONDAY

*Special to the Mirror*

MONTROSE— Beginning Monday, April 5, contractors working for the City of Montrose will begin construction on the N 9<sup>th</sup> Sidewalk Extension Project. The first phase will modify the eastern leg of the Grand/N 9<sup>th</sup> roundabout to include an ADA-accessible crosswalk across N 9<sup>th</sup> Street. During this phase of construction, which is

expected to extend through the middle of April, N 9<sup>th</sup> Street will be closed and all through traffic will be detoured onto Grand Avenue.

The next phase of the project will connect the existing sidewalk at Grand Avenue to an existing sidewalk at N Selig, construct a detached five-foot sidewalk along the northern side of the roadway, and place

decorative rock between the curb and sidewalk. This work, expected to last through the middle of May, will include temporary lane shifts and shoulder closures to accommodate construction activities. Access to adjacent properties will be maintained at all times.

Feedback received during neighborhood meetings identified the missing link on N 9<sup>th</sup> St between Selig and Grand avenues as a high-priority sidewalk extension for the city.

Any questions regarding the project may be directed to Civil Engineer Ryan Cushenan at 970.240.1485 or [rcushenan@ci.montrose.co.us](mailto:rcushenan@ci.montrose.co.us). Please visit [www.MoveMo.CO](http://www.MoveMo.CO) for routine project updates and information on other large capital projects taking place throughout the city.

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## REGIONAL NEWS BRIEFS

### COUNCIL RETURNING TO CHAMBERS FOR APRIL 5 WORK SESSION

*Special to the Mirror*

MONTROSE- City Councilors will return to in-person meetings inside council chambers beginning Monday, April 5, for the council's regular, bi-monthly work session. Council Chambers, located at 107 South Cascade Avenue, will be open to

councilors and a very limited number of city staff. While COVID-19 vaccination efforts are ongoing, the city is asking members of the public and media to continue to attend council meetings virtually, via the Zoom platform.

The April 5 meeting will be the council's

first meeting in chambers since the Nov. 3, 2020 City Council regular meeting. At that time, meetings were moved virtually due to concern for the community spread of the COVID-19 virus. The city is hoping to return to fully open meetings by June, as long as conditions allow.

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## OPINION/EDITORIAL: LETTERS

### BENZIGER AND BYNUM HAVE MADE THOUGHTFUL, INFORMED DECISIONS

*Editor:*

I would like to address Mr. White's recent letter to the editor about protocols around replacing Mr. Anderson who resigned from the Montrose City Council. With all the attention this issue has gotten, I am quite certain replacing Mr. Anderson will be "by the book". The press has done its job. Thank you.

I am more concerned about the amount of ink Mr. White used to attack Ms. Bynum and Ms. Benziger. I don't presume to know whether Mr. White has an issue with competent women or just with any decision he sees as progressive. What I do know is that supporting the building of the

Community Recreation Center and Police Operations Center were spot on. I can't tell you how many people I meet at the CRC who voted against it and now use it and love it. There are people moving to Montrose because it has a recreation center and library which speak positive volumes about Montrose. So does the badly needed state of the art Police Operations Center, built for the safety of our citizens far into our future and with city growth in mind. I applaud both women for making thoughtful and informed decisions that are clearly in the best interest of our community.

It's easy to criticize. I get that you don't

like to spend tax payer dollars. But there are times when spending is the right course of action. I appreciate the citizens of Montrose for supporting 2A when you did not.

If you want something viable to criticize, may I recommend you focus on how the Montrose County Events Center came about. There was no election and property taxes were raised to support this very expensive if you build it they won't come facility that continues to waste tax payer dollars year after year. As I recall, it was several fiscally conservative guys who got us into that mess. Food for thought.

*Sue Zanol, Montrose*



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## REGIONAL NEWS BRIEFS

### DELTA HEALTH OPENS VACCINE CLINIC FOR PHASE 2

*Special to the Mirror*

DELTA-Seventeen-year-old Ellianna Gerhard, accompanied by her mother, April Gerhard, was one of the first teenagers in Delta County to receive a COVID-19 vaccine today.

"We were excited," said April Gerhard. "[The vaccine] is the way to get out of the pandemic and get back to doing everything we love to do."

On Monday, Governor Jared Polis announced that all Colorado residents 16

years of age and older will be eligible to receive a COVID-19 vaccine starting Friday, April 2<sup>nd</sup>. For individuals aged 16 to 18, the Pfizer vaccine is the only option to date.

For many families, the vaccine could not come soon enough.

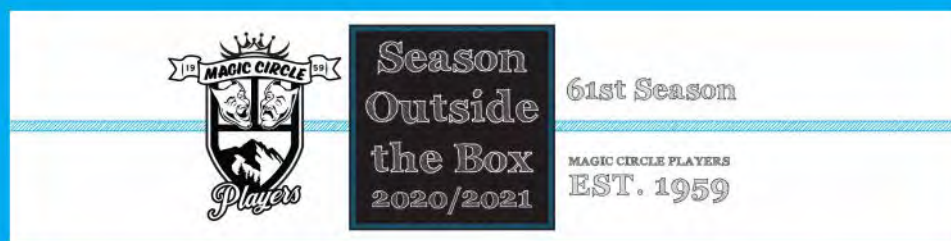
"When we heard they were opening up to 16 and over we got signed up," said April Gerhard. "This last year we haven't traveled [or] seen family – really limiting our circle."

The Delta Health vaccine clinic on April 2<sup>nd</sup> is the first to be open to those in Phase Two vaccinating over 475 people.

"It has been a very long process, but we are thrilled to be able to provide vaccine clinics to our entire community," said Janel Webb, Director of Quality for Delta Health. "The best part is how thankful and excited people are to receive their vaccine, and we are honored to be a part of the solution."

For many, the vaccine is a sign of hope and better things to come. To Ellianna Gerhard, local teen, it means, "getting back to normal."

For more information on vaccines with Delta Health visit their Facebook page or visit their website at [deltahealthco.org/covid-19-vaccine/](https://deltahealthco.org/covid-19-vaccine/).



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## REGIONAL NEWS BRIEFS

### CITY COUNCIL ACCEPTING APPLICATIONS FOR DISTRICT III SEAT

*Special to the Mirror*

MONTROSE – City Councilors are accepting applications for a council seat vacancy following the announcement that Roy Anderson is stepping down on April 7, 2021.

The deadline to apply for the vacant seat is Thursday, April 22, 2021, at 6 p.m.

As set forth by the City Charter, the City Council will formally vote to appoint a replacement for the council's District III later this spring.

The last council vacancy occurred in 2017. The procedure used to fill vacancies on the City Council is the same as the process

used to appoint new members to the city's Planning Commission and the Historic Preservation Commission.

Applicants are asked to fill out an application and submit a letter of interest to the council. The council will then interview potential candidates before holding a formal vote to appoint a new councilor.

As the council has done in filling past vacancies, applications will be accepted from individuals residing anywhere within the city to serve on the council's At-Large seat, rather than only accepting applications from the council district with the vacancy.

During the appointment process on May 4, 2021, applicants for the District III seat will be considered first. If the At-Large seat becomes vacant, all remaining applicants will be considered for appointment to the At-Large seat.

Both the District III and At-Large seats will be on the ballot for the 2022 municipal election.

Visit [CityofMontrose.org/CityCouncil](https://CityofMontrose.org/CityCouncil) to get more details and to download an application or visit City Hall at 433 South First Street. For more information call 970.240.1422 or email the City Clerk's office at [cityclerk@ci.montrose.co.us](mailto:cityclerk@ci.montrose.co.us)

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*Special to the Mirror*

DELTA-Delta County Planning and Community Development Department announces the creation of new applications / forms

Delta County Planning and Community Development Department announces the creation of new applications / forms to assist in implementing the Delta County Land Use Code that the Board of County Commissioners adopted on January 5, 2021. As a part of that adoption, the Board of County Commissioners approved updated land use fees associated with the different types of applications found in the new Land Use Code.

A moratorium on new application submittals remains in effect until April 1, 2021. However, the forms and fees are now available and can be found at <https://www.deltacounty.com/6/Planning-and-Community-Development>. The formal application process begins April 1<sup>st</sup> with pre-application meetings being held with County planners and key agencies.

For additional information, contact the Planning and Community Development Department at 970-874-2110 or via email at [planning@deltacounty.com](mailto:planning@deltacounty.com).



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# FACTORY'S NEIGHBOR SLAMS CITY OF MONTROSE

## From pg 1

nearby residents are losing patience. Fernando Morales is the son of the couple who live closest to the facility. Morales has repeatedly asked that the factory comply with noise and odor regulations that have impacted the lives of his elderly parents and close neighbors.

In August of 2020, Morales emailed City Manager Bill Bell. "...I am flabbergasted by the willful ignorance of the problems that have plagued the neighborhood around 146 W Main since the dog food plant was put into production," Morales wrote. "My father has countless emails, videos, photos, and phone calls he made to code enforcers, previous elected officials, and to you Mr. Bell, only to be ignored and brushed aside as if the quality of life on this side of Montrose means much less than any other part of the city...The factory is still offensive to all my senses. There have been no improvements in sound pollution or the stench. Just the other day at the back door of my parents' house, I measured 68 decibels of noise coming from the plant with peaks hitting 81 decibels in the evening. The smell of rotting flesh and sewage that pervades the neighborhood truly disgusts me and makes it impossible to enjoy any backyard activities.

"...In addition, I hold you, Mr. Bell, responsible for this mess. You were there at the beginning, personally vouching for this company, going against the planning committee recommendations, and not holding yourself or any of your subordinates accountable for keeping the company honest the past eight years. Why an industrial factory that makes dog food was allowed to be located immediately adjacent to multiple residences is beyond me... I have seen city residents threatened with fines

and house liens because of unsightly weed problems, yet the city has ignored a much bigger problem that poses actual health risks to my family and their neighbors," Morales wrote.

An email from Morales to Prairie Dog Treats' Operations Manager Ty Coram in January questioned the progress of the proposed updates. "What is being done in the meantime to keep the nuisance to a minimum?" Morales asked. "You said adjustments are being made but no change has been detected here. As of this writing, smoke is billowing out and when the wind blows that nasty stench and smoke blows directly toward us. Also noise is horrible. I have video of the noise/decibels and the smoke if you want it."

Coram responded with a list of the measures taken:

"One way drains in all, of our smokers to eliminate any odor coming back out of them;

-Charcoal filters on all exhaust and intakes;

-Additional foam panels on the inside alley wall to help with vibration and noise;

-Monthly treating and jetting on all kitchen draining system;

-Sealed and capped sand trap/grease trap;

-Not receiving semi loads of protean on site and only receiving during business hours with all other deliveries;

-Relocated dumpster (off sight)."

On March 26, Morales emailed Prairie Dog Treats Chief Executive Officer Ted Mischakov. "... As of today we see no improvements in any of the conditions. I would like to remind everyone, my family and neighborhood is bearing all the brunt. While your company gets to operate and make money and the city allows this, we inhale your exhaust and smells and suffer

from the noise. Why Bill Bell and the City Council has allowed this for a year already is beyond me."

In August of 2020, Morales received the following comment from City Manager Bill Bell via email:

"Thank you for your email Mr. Morales... I do appreciate your concerns and those of the neighborhood, despite what it might seem like to those affected. Myself and other staff members have spent many hours working on code compliance over the past several years and each time the past owners would make just enough changes to their operations and equipment to remain open. This is what prompted my last chance letter to the previous owner and operator to which you referred and that is what ultimately led to the new owner/CEO taking over the operations here in Montrose. Some required improvements have been made already and many more are on the way. As long as a business owner is making attempts to come into compliance to the best of their ability, the City always tries to work with them."

*Background- The factory building on the lot at 146 West Main Street was rezoned in 2012 from B2, Highway Commercial District, to B2A, regional commercial district.*

*B2A zoning states that, "...No use may create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises." Dated Dec. 12, 2012, the original Administrative Conditional Use Permit to Allow Light Industrial Manufacturing in a B-2A Zone at 146 W Main Street, Montrose, Colorado was signed by City Manager Bill Bell.*





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## CITY OF MONTROSE AWARDS CONTRACT TO NEW AUDITOR FOR 2020-2022

By Caitlin Switzer

MONTROSE-With completion of the 2019 City Audit delayed due to COVID-19, the City of Montrose has awarded the 2020, 2021, and 2022 audits to a new contractor, City Finance Director Shani Wittenburg told the *Mirror* last week. In past years, audits have been conducted by Englewood CPA Tim Mayberry of Holscher, Mayberry & Company, LLC. The 2019 audit is nearly complete, Wittenburg said, and a new auditor has been awarded the contract to conduct audits in 2020, 2021, and 2022. "It was delayed due to COVID, and I am not sure our current auditor has enough time."

## SOUTH TOWNSEND MEDIAN WORK IN PROGRESS

By Paul Arbogast, *Mirror Publisher*

MONTROSE-Citizens have asked about the work done to the medians on South Townsend Ave., expressing concerns about the visual appeal of what appeared to be haphazardly placed rocks and uneven distribution.

Public works was contacted with these concerns, and Jackie Bubenik told us, "The median isn't quite finished.....we will be removing and redistributing some of the larger rocks so they do not stand out and catch the eye as they do now. In addition, we will be adding several large boulders to both medians to make them a bit more visually appealing. This work will be completed in the next couple of weeks."

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## REGIONAL NEW BRIEFS

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**Mirror Staff Report**  
**MONTROSE**-For those who don't know yet...Crash Burger now opens at 6:30 a.m., and offers a hot breakfast menu too.





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## MIRROR IMAGES: CITY CONSTRUCTS AMPHITHEATER



*The City of Montrose and Rotary are building a massive new amphitheater in the Cerise Park riparian zone. Photo by B. Switzer.*



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# MONTROSE CITY COUNCIL TO SELECT NEW MAYOR, MAYOR PRO TEM AT APRIL 6 MEETING



*Though members of the public are not yet allowed, City Council and staff will once again meet at Council Chambers.*

## Mirror staff report

MONTROSE-The Montrose City Council will hold a virtual work session at 10 a.m. on Monday, April 5 and a virtual city council meeting on Tuesday, April 6. Sessions can be viewed online via Zoom or on local Cable Channels 191 and 970.

## WORK SESSION

At the work session of Monday, April 5, Council will interview the following applicants for the City Planning Commission:

Laura Baker  
Clifford F. Dodge III  
Delphine Jadot  
Christine Kersen  
Kevin S. Kuns  
Richard J. Rogers

Discussion items will include:

Intergovernmental agreement with Montrose County for the Signalization of US-550 and Chipeta Drive;  
Woodgate Road Realignment Construction Contract;  
2021 Street Maintenance Bid Results and Potential Paths Forward;  
Pavement Marking Contract Recommendation.

Items to be considered in upcoming City meetings and work sessions include:

April 5-Special Meeting/Executive Session - Property Acquisition;  
April 19-Updates to Municipal Code Sections 1-2-4 and 1-9-3;  
April 20-Planning Commission Appoint-

ments; Arbor Day Proclamation; New Lodging & Entertainment Liquor License Application - Bliss Beauty Bar;  
May 3-City Council Applicant Interviews;  
May 4-City Council Appointment; Lodging & Entertainment Liquor License Application - Mosaic LLC;  
May 18-Youth City Council Report to City Council.

A report from the Region 10 League for Economic Assistance & Planning is included in the work session packet.

## REGULAR MEETING

At the regular meeting of Tuesday, April 6, Mayor Barbara Bynum will acknowledge City Councilor Roy Anderson, who is stepping down from Council, for his service to the Montrose Community.

Bynum will preside over the selection of Mayor and Mayor Pro Tem for the 2021-2022 mayoral term.

Mayor Pro Tem Doug Glaspell will acknowledge Bynum for her contributions as Mayor of the City of Montrose from April 2020 to April 2021.

Council will consider approving the Colorado Yurt Company business expansion project and move to the Colorado Outdoors urban renewal project area.

Council will consider approving a new Tavern liquor license at 439 E. Main Street for Wild Horse Wine & Whiskey, LLC, doing business as Wild Horse Wine & Whiskey, LLC.

Council will consider approving a new Lodging & Entertainment liquor license at 511 E. Main Street for Precedence Productions, doing business as Precedence Productions, for consumption on the licensed premises.

Council will consider approving Ordinance 2530 on second reading, vacating three rights-of-way within the City of Montrose. Council will consider approving Ordinance 2531 on second reading, amending the zoning district designation of Lot 1 of the Stover Minor Subdivision Property Rezone Map from P Public District to I-1 Light Industrial District and Lot 2 and Lot 3 of the Stover Minor Subdivision Property Rezone Map from P Public District to B-2 Highway

Commercial District.

Council will open a hearing on the annexation of the Valley Ranch Addition North, and will consider Resolution 2021-05, Findings of Fact for the annexation of the Valley Ranch Addition North; and Ordinance 2532 on first reading, for the annexation of the Valley Ranch Addition North. Council will consider Ordinance 2533 on first reading, zoning the Valley Ranch Addition North as R-3A Medium High Density District and R-2 Low Density District.

Council will open a hearing on hearing on the annexation of the Valley Ranch Addition South, and will consider Resolution 2021-06, Findings of Fact for the annexation of the Valley Ranch Addition South, and Ordinance 2534 on first reading, for the annexation of the Valley Ranch Addition South. Council will consider approving Ordinance 2535 on first reading, zoning the Valley Ranch Addition South as R-1 Very Low-Density District.

Council will open a hearing on a hearing on the annexation of the Highway 50 Addition, and will consider Resolution 2021-07, Findings of Fact for the annexation of the Highway 50 Addition. Council will consider approving Ordinance 2536 on first reading, for the annexation of the Highway 50 Addition.

Council will consider Ordinance 2537 on first reading, zoning the Highway 50 Addition as B-2 Highway Commercial District.

Council will consider approving Ordinance 2538 on first reading, amending the zoning district designation of Lot 1 of Cedar View East Minor Subdivision from R-6 Medium Density/Manufactured Housing District to B-3 General Commercial District.

Council will consider approving Ordinance 2539 on first reading, vacating a right-of-way along North 2nd Street within the City of Montrose.

Council will consider award of a contract in the amount of \$83,202.72, with an owner's contingency of \$12,480, to Acumen Environmental Services for asbestos abatement at 931 N. Park Avenue.

Following staff reports, Council will adjourn.



## REGIONAL NEWS BRIEFS

### JUNCTION AVENUE CLOSED FOR SEWER LINE REPLACEMENT



*Photo by Gail Marvel*

**MONTROSE-***The City of Montrose utility crews are in the process of a sewer line replacement on Junction Avenue, between South 5<sup>th</sup> and South Park Streets.*

*The roadway on Junction Avenue will close and parking along South 5th Street may be limited during construction. The roadway will reopen Friday, April 9.*



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# STRAW HAT FARM MARKET AND KITCHEN STORE REMAINS A DOWNTOWN MONTROSE DESTINATION



*Straw Hat Farm Market and Kitchen Store owner Karen Byler (right) and employee Sharon McCain with some of their specialty baked goods. Photo by Gail Marvel.*

*By Gail Marvel*

MONTROSE-In September of 2013 Straw Hat Farm Market and Kitchen Store, located at 514 S 1st St in Montrose, opened their doors. The store specializes in local organic produce, meat, and eggs, as well as baked goods and cooking supplies.

Owners Chet and Karen Byler lease the facility from the City of Montrose and their vision for the business was to someday hold cooking classes. Karen said, "Last fall we put in a commercial kitchen so now we can have baking, cooking and canning classes. We haven't been able to hold classes because of COVID, but we hope to start those this fall. There is enough room so we can have hand-on classes for about 10 people and they will have space to make a pie crust and roll out bread dough."

Aside from hands-on classes, space will also be available for classroom instruction and product demonstration.

With the recent city street closures in the area, finding a place to park is sometimes a challenge. Karen said, "It's not easy getting around and it will get even more difficult when they start the new police department construction, but people have been so good in making the effort to find us."

Karen noted she was contacted by Chief



*In September 2013 Straw Hat Farm Market and Kitchen Store, located at 514 S 1st St in Montrose, opened their doors. When asked if they had outgrown the size of the facility, owner Karen Byler said, "No, but we've filled up every nook and cranny we can find." Photo by Gail Marvel.*

of Police Blaine Hall and Commander Tim Cox. She said, "They wanted to fill me in on what was going to be happening. They want to do all they can to help [minimize effects]. I feel very confident they want to be considerate of our business. They will be making some parking changes to 30 minutes so cars won't be parked in one place all day."

The Straw Hat Farm Market has a rotating menu. Karen said, "We usually have a soup, salad, and entrée that people can pick up and take back to their office. Probably the most popular item on our menu is quiche. It's a mainstay that we have every week." The busiest day of the week is Saturday. Karen said, "We're not a full-fledged bakery, but we have a lot of baked goods."

Although Straw Hat has regular customers, new customers continue to walk

through the doors. Karen said, "We often have people who say they have never come in before. We are so thankful to all of our customers who can find their way here and make an effort to come in."

When asked if her husband Chet ever wears an apron, Karen laughed and said, "He really is a construction guy...but I couldn't do this without him. If I get short-handed, he can bake muffins and cookies. He makes really good Pennsylvania Dutch Moon Pies."

Straw Hat Farm Market and Kitchen Store  
514 South 1st Street  
Montrose, CO

Hours of operation are:

Tuesday – Friday 10 a.m. to 6 p.m.

Saturday 10 a.m. to 2 p.m.

Starting in May, in conjunction with the Farmer's Market, the store will open at 8:30 a.m.





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## PUBLISHER'S CORNER-A FEW QUESTIONS POSED TO THE CITY



**Paul Arbogast.**  
*Courtesy photo.*

*By Paul Arbogast,*  
*Mirror Publisher*

**MONTROSE-**  
When I made a comment about the possibility of Barbra Bynum resigning her At-Large position to take on the vacant District III posi-

tion, my understanding was people did this to go from a two-year position to a four-year position. I was incorrect because in the city charter, Part 1, Article I, Section 11 it states that anyone appointed to fill a council vacancy shall serve until a successor is elected "at the next ensuing special or general municipal election, whichever first occurs".

According to this part of the city charter, whoever is put in the District III seat by the city council, will only serve until the 2022 election, where the seat is open for anyone interested in running for it. That sounded fine, until I read more of the city charter. Part 1, Article III, Section 1 seemed to conflict with that.

According to that part of the charter:

"At the general municipal election for April, 1996 and at each general municipal election thereafter, two council members shall be elected to 4 year terms and one council member shall be elected to a 2 year term. The council members resident in Council Districts 1 and 2 shall be elected in 1996 and each 4 years thereafter. Council members resident in District 3 and 4 shall be elected in 1998 and each 4 years thereafter. The council member without a district residence requirement shall serve a 2 year term."

This seems to require that for each election, only two districts and the At-Large seat are on the ballot. Looking back at previous city elections (the city website only goes back to 2012), this is how it has always occurred, three seats up every 2 years. If this section was used, the 2022 election would only have District 1, District 2 and At-Large on the ballot.

The city put out a press release on March 29, 2021 announcing that they were look-

ing for applications to fill the vacant District III seat. What seemed to be of conflict with the city charter, was one of the last paragraphs, which said:

"During the appointment process on May 4, 2021, applicants for the District III seat will be considered first. If the At-Large seat becomes vacant, all remaining applicants will be considered for appointment to the At-Large seat. Both the District III and At-Large seats will be on the ballot for the 2022 municipal election."

Back in 2017 a similar thing happened when Rex Swanson resigned. They took applications for his position, and the At-Large council member at the time, Dave Bowman, stepped down from his position and applied for that seat. He was appointed to it, but Swanson only had a year left in his term until the next municipal election, so everything worked out, and the two parts of the charter did not conflict. This time they do. Based on what the city has said, in the 2022 municipal election, three districts will be in the election as well as the At-Large.

I reached out to City Attorney Stephen Alcorn and asked him about these two sections and how the city reconciles such a conflict when it occurs. His full response was, "I respectfully disagree that there is a conflict. Article 1 Section 11 directs Council's actions when there is a vacancy while Article III Section I establishes term limits following an election."

While the second section mentioned does indeed set term limits, it was amended in 1993 ([Ordinance 1486](#)) due to changes in the Colorado Constitution. It was to bring local elections into alignment to avoid technical problems of having different election days. In doing so the city could simply have stopped at the language that set the term, but they specifically added language to limit elections for council to two districts and an at large each election year.

Granted, I am no lawyer, but it seems in order to comply with Part 1, Article III, Section I, limiting how many seats were elected every two years, whoever fills the District III vacancy should serve out the full term to 2024. When it comes to the

conflict between the two sections, I read the latter as more important, ensuring you do not end up with a city council full, or mostly full of completely new and inexperienced individuals. In most every other government, up to the federal level, if there is a vacancy, the appointed person competes the term of the person they replaced or holds that office until a special election is held.

The language in Article I, Section 11 should be changed to avoid any potential future conflict, and to align with how vacancies work in almost every other level of government. A simple change to, "at the next ensuing special or the general municipal election for that council position per Art. III, Sec. 1, whichever first occurs" would prevent this issue in the future.

State law sets term limits all the way down to the local government level. For City government positions the number of years in office is set to "Generally, 6 or 8 years, depending on the length of the term." Specifically, you could do three terms in a two-year position and two terms in a position that is more than two years.

Because of this it seems that perhaps by limiting the District III seat to two years by having it up again in 2022, allows the city to skip the terms limits based on length of position and get people maxed out to the eight-year limit imposed by the state.

As an example, if Bynum does resign her At-Large position and were appointed to the District III seat, the city opening that position to election early would give her two two-year terms, so she could run for the district seat again and end up with 8 years before she was limited by the state. However, if they let the District III position run to its full term, she would have completed one two-year term and one four-year term, putting her at six years.

The city was asked about such a situation and if a person with six years would be ineligible to run for another position or if they would allow them to run for At-Large again because that would keep them within the eight-year limit imposed by the state. No answer was received. The limits

*Continued next pg*



## ***PUBLISHER'S CORNER-A FEW QUESTIONS POSED TO THE CITY***

### ***From previous pg***

the state set would clearly make it so someone that served a two-year term then a four-year term could not run for another four-year term. If you are interested in looking through the city charter, you can find it [here](#). nWhile reading through the city charter, another section stood out to me. Part 1, Article VII, Section 7 states: "No City personnel, appointive, elective, salaried or unsalaried, shall receive any pay, commission, money, or thing of value, or derive any benefits, profit or advantage, directly or indirectly from or by reason of any dealing with or service for the City, by them or by others except his lawful compensation or salary as such." Because of the recent piece I did on city employees getting free greens fees and discounted meals at the Black Canyon Golf Course and new city-run restaurant

there, I wondered about how this applied to those benefits, which seem to fall under 'thing of value'.

Of course most jobs out there offer benefits, usually in time off, healthcare and other basic things. It helps keep employees happy and healthy, so is a benefit to both the business and the employee. The City attorney was contacted and asked how the free golf and meal discounts for city employees fits into this part of the charter. It was expected that I would get some reference to some overriding state law or code, or other justification that took such benefits away from the conflict that this part of the charter seems to create.

The response received from Alcorn was: "Employee benefits are non-financial compensation provided to an employee as

part of the employment agreement. Employee benefits may be required by law (depending on the risk associated with the job or industry and the laws of the country where the job is held) or provided voluntarily by the employer. From an employee's point of view, a good package of benefits increase the value they receive from their working life and contribute to their own health and that of their family. From an employer's point of view, benefits help staff remain happy and committed, reducing the chance of them leaving to work elsewhere."

Perhaps I missed it, but did he even address the question as related to the city charter? There most likely is some legal justification for the benefits given to city employees on the golf course, but none was provided.

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## COLORADO NEWS BRIEFS

# NEW LOCAL DIALING PROCEDURE FOR CUSTOMERS IN 719 AND 970 AREA CODES BEGINS APRIL 24

*Special to the Mirror*

DENVER — On July 16, 2020, the Federal Communications Commission (FCC) approved 988 as the three-digit abbreviated dialing code to reach the National Suicide Prevention Lifeline starting July 16, 2022. The FCC order requires all telecommunications carriers, interconnected Voice over Internet Protocol (VoIP) providers, and one-way VoIP providers to make any network changes necessary to ensure that users can dial 988 to reach the existing National Suicide Prevention Lifeline by July 16, 2022.

In order for 988 to work, customers in many area codes across the country with seven-digit local dialing, including 719 and 970 in Colorado, must be transitioned to 10-digit local dialing.

The FCC ordered that any area code that has the 988 prefix assigned as telephone numbers and has seven-digit local dialing be transitioned to 10-digit local dialing to ensure everyone is able to reach the National Suicide Prevention Lifeline using the three-digit 988 code.

Beginning April 24, 2021, Colorado customers with numbers in the 719 and 970 area codes should start dialing 10-digits (area code + telephone number) for all local calls. This is known as a permissive dialing period because if you forget and dial just seven digits, your call will still be completed. Beginning October 24, 2021, customers in the 719 and 970 area codes must dial 10 digits (area code + telephone number) for all local calls. On and after

this date, local calls dialed with only seven digits may not be completed.

Important safety and security equipment, such as medical alert devices, and alarm and security systems must be programmed to use 10-digit dialing. Many systems operate on 10-digit dialing by default but some older equipment may still use seven-digits. Please contact your medical alert or security provider if you are not sure whether your equipment needs to be reprogrammed to accommodate the upcoming change to 10-digit local dialing. Any needed reprogramming of alarm and home security equipment must be done during the permissive dialing period from April 24, 2021 to October 24, 2021 to avoid interruption of services.

Some other examples of services that may need to be re-programmed are:

- life safety systems or medical monitoring devices
- private branch exchanges (PBXs)
- fax machines
- Internet dial-up numbers
- fire or burglar alarm and security systems or gates
- speed dialers
- mobile or other wireless phone contact lists
- call forwarding settings
- voicemail services and other similar functions

Be sure to check your website, personal and business stationery, advertising materials, personal and business checks, contact information, your personal or pet ID

tags, and other such items to ensure the area code is included.

What will remain the same?

Your telephone number, including current area code, will not change.

The price of a call, coverage area, or other rates and services will not change due to the dialing change.

What is a local call now will remain a local call regardless of the number of digits dialed.

You will continue to dial 1+ the area code + telephone number for all long-distance. You will continue to dial a prefix (such as "9") when dialing from a multi-line telephone system (e.g., in a hotel, office building, etc.) as required.

You can still dial just three digits to reach 711 (relay services) and 911 (emergency services).

If 211, 311, 411, 511, 611, 711 or 811 are currently available in your community, dial these codes with just three digits.

The National Suicide Prevention Lifeline can still be reached by dialing 1-800-273-TALK (8255) even after the 988 code is in effect.

Beginning July 16, 2022, dialing "988" will route your call to the National Suicide Prevention Lifeline. Customers must continue to dial 1-800-273-8255 (TALK) to reach the Lifeline until July 16, 2022.

Visit the [North American Numbering Plan Administrator \(NANPA\) website](#) or email NANPA at [988@somos.com](mailto:988@somos.com) with questions about the dialing procedure change, or you may visit the [FCC website](#).



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## REGIONAL NEWS BRIEFS

### NINA ANDERSON ANNOUNCES RUN FOR HD55 IN 2022



*Special to the Mirror*

MONTROSE-Nina Anderson, current owner of Express Employment Professionals, is excited to announce the formation of a campaign to run for the seat of Colorado Representative of House District 55. Anderson announces early to allow the community to learn more about her human resources and learn more about her connections to all of Colorado including time in Routt, Moffat, Boulder, Larimer, Mesa and Montrose Counties.

As a successful small business owner and community volunteer, Anderson believes her skills and experience are diverse and inclusive making her the best suited to be the voice of Grand Junction's State Representative for House District 55!

*At left, Nina Anderson. Courtesy photo.*

### SAN MIGUEL POWER ANNOUNCES MEMBER DIVIDENDS AVAILABLE TO MEMBERS

*Special to the Mirror*

RIDGWAY— San Miguel Power Association (SMPA) is seeking consumer-members, or former consumer-members, who are due to receive Member Dividends (aka. 'Capital Credits') refund monies. In December, 2020, SMPA sent out nearly \$500,000 in Member Dividend checks. Many of those checks have not been cashed. Members have until June 30, 2021 to request another check to be issued.

SMPA is posting on its website, [www.smpa.com/content/member-dividends#UnclaimedMD](http://www.smpa.com/content/member-dividends#UnclaimedMD), a public notice naming those individuals or businesses whose Member Dividends have gone unclaimed because of an invalid address, or whose Member Dividend checks have not been cashed.

"This is money that belongs to our members," said Bill Mertz, SMPA chief financial officer, explaining that electricity payments made by members in excess of the

cost of providing their electric service (called the "margin") is placed into a patronage capital account in each member's name.

"This capital, along with borrowed funds, is used to finance needed improvements to SMPA's system infrastructure. The margins allow SMPA to maintain system reliability at its highest level and help keep rates lower. But when we find we have patronage capital in excess of what we need, we refund it to members."

To claim funds, individuals and businesses noting their names on the public notice are asked to contact SMPA's offices in Ridgway or Nucla or call 1-877-864-7311. Identification will be required to claim the available funds.

Should individuals or businesses listed in the public notice not come forward to receive the unclaimed funds, by the deadline of June 30, 2021, the monies will be used for educational or charitable purposes as determined by the SMPA board of

directors, as set forth in the SMPA Bylaws. Unclaimed Capital Credit funds currently support SMPA's annual scholarships, as well as contribute to educational and non-profit community projects Throughout the six counties in SMPA's territory.

San Miguel Power Association, Inc. is a member-owned, locally-controlled rural electric cooperative with offices in Nucla and Ridgway, Colo.

It is the Mission of the San Miguel Power Association, Inc. to provide our members with safe, reliable, cost-effective, and environmentally responsible electrical service, while demonstrating both cooperative responsibility and support for the communities we serve.

SMPA serves approximately 10,000 members and over 13,000 meters and supports local communities with \$300,000 annually in property taxes as well as energy efficiency and renewable energy rebates. SMPA is an equal opportunity provider and employer.



Brain food. Feed your starving mind.

**The Montrose Mirror**



## OPINION/EDITORIAL: LETTERS

# MONTROSE CITY COUNCIL PRIORITIES ARE AMISS

*Editor:*

Time and again city council has heard and knows from public comments that our streets in Montrose are worse than in some third world countries. In short, they are lousy for a city that can afford a rec center, miles of trails, acres and acres of parks, a 30 acre almost barren Colorado Outdoors (MURA) project after 4 years and many other of the superfluities of life.

Yet our council continues to fund to the maximum so called 'economic development' (more like 'disaster') project after another. And the streets go to pot. Prudent government officials would only undertake such extravagant projects after ensuring a high probability that they would provide a decent return on the town's money. They have not taken such steps and low and behold, the fancy projects have NEVER produced a profit. And they would have ensured that the contracts included fool proof means to recover the city's (taxpayer's) funds.

No self-respecting businessman would take a handout if he could fund his own venture. Why then, should he/she get my tax money to fund his project? Is it be-

cause his business cannot stand on its own? Is it because his financials are not strong enough to get a commercial loan; because his risk would be too great; or because the business is already on life support? Of course there is always the possibility that the entrepreneur is just plain greedy and will take the money just because they can.

These 'giveaway' programs by our city government only make the rich richer at other's expense. It's this kind of government collusion that give the capitalists a bad name. This is who the socialists point to when they identify businessmen as crooked. In the United States, business is supposedly responsible for commerce and government is to be responsible for that which business is least able to provide like roads, sewers, parks, fire protection, etc. Theoretically, never the twain should meet! But the Montrose' government has spent so much of its tax revenue on giveaways, grants, stipends and 'economic disasters' to private business that there is a shortage of funds to meet the municipal requirements, like roadways and police to name just two.

We, the city, passed the PSST (Public

Safety Sales Tax) to put our undernourished and neglected police department back in shape. I see little sign that that has happened. I would not be surprised if some of that PSST has not found its way to other purposes. As into another PSST, the 'Public Subsidy Squandering Trap,' possibly being used to clean up the environmental pollution in the old Montrose Daily Press building or similar endeavor instead of cops. Of course, with the possible rechanneling of funds from the PSST comes extra money in the budget, also available for a plethora of other wasteful subsidies over at Colorado Outdoors (MURA) and the golf course restaurant for starters.

We need a city council that knows what government was made for (streets, cops, parks, sidewalks, etc.) and not private business subsidies with public money, a council that understands the rightful and prudent use of tax money. Certainly we deserve better than the 'simple six' that simply 'fund their favorites' or 'fund their failures' from the public pot not because it's what their constituents want, BUT BECAUSE THEY CAN.

*Bill Ramsey, Montrose*



*ANONYMOUS*

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**MONTROSE REGIONAL  
CRIME STOPPERS**

*see something, say something*

## COLORADO NEWS BRIEFS

# COLORADO MANUFACTURING AWARDS REVEALS 2021 INDUSTRY FINALISTS

*Special to the Mirror*

DENVER- Finalists have been announced in the 6th annual [Colorado Manufacturing Awards](#), contested in over a dozen industry and achievement categories. The CMAs are co-hosted by [CompanyWeek](#) business media, and [Manufacturer's Edge](#), the NIST-sponsored Colorado Manufacturing Extension Partner, and supported by several trade and industry groups including [CAMA](#), the Colorado Advanced Manufacturing Association.

More than 40 companies -- three finalists in each category -- were selected along with three women from an influential group of nominees considered for Colorado Manufacturing Woman of the Year, sponsored by the Colorado chapter of [Women in Manufacturing](#).

CMA finalists hail from communities from across the state. Boulder County led the way with nine finalists, including all three in the aerospace category. It's not just Boulder -- manufacturers of all kinds have set up shop along the U.S. 287 corridor from Lafayette to Longmont.

Companies from Durango to Pueblo to Steamboat Springs are also finalists, a nod to favored industries in towns where manufacturing is surging, said [CompanyWeek](#) founder Bart Taylor. "This class of finalists demonstrates how communities can build on economic assets, including workforce, to grow manufacturing. Boulder County's aerospace cluster is a good example, as is Steamboat Springs' outdoor industry sector, Pueblo's cannabis industry, the world-class beverage hub in Palisade, and others," said Taylor. "Manufacturing is a multi-industry sector today with many opportunities for communities to get in the game; and in Colorado, they're doing just that."

Other notable CMA categories like Outstanding Craft Brewer, Outstanding Food Brand/Co-packer, and Building/Construction Manufacturer of the Year, reflect growth industries shaping Colorado's statewide economy.

"Much like the national narrative, there's growing enthusiasm here to support more domestic production, regardless of industry," Taylor said. "Companies want shorter supply chains. Brands want their products made closer to where they're inspired and designed and experienced. And cities and towns want new manufacturing jobs. CMA finalists are delivering the goods."

Here's the complete list of 2021 CMA finalists:

### Achievement

Colorado Manufacturing Woman of the Year

Amy Olson | Ready Foods | Denver  
Alexandra Gold | Solid Power | Louisville  
Heidi Hostetter | H2 Manufacturing Solutions | Longmont

Business Innovation | COVID-19 Response  
OraLabs | Parker  
LightDeck Diagnostics | Boulder  
Titan Robotics | Colorado Springs

Advanced Manufacturing & Machining Award

Titan Robotics | Colorado Springs  
Focused On Machining | Sedalia  
Linear Manufacturing | Colorado Springs

### Industrial Group

Industrial/Equipment Manufacturer of the Year

Twin Monkeys Beverage Systems | Aurora  
StoneAge | Durango  
Sundyne | Arvada

Aerospace Manufacturer of the Year  
Redwire Space | Longmont/Littleton  
MBK Machine | Frederick/Mead  
Special Aerospace Services | Boulder

Building/Construction Manufacturer of the Year

ROXBOX Containers | Denver  
Colorado Timberframe | Lafayette  
Encore Electric | Littleton

Bioscience Manufacturer of the Year

Birko Corporation | Henderson  
Leiters | Englewood  
Hirsh Precision | Boulder

Energy/Transportation Manufacturer of the Year

Keystone Tower Systems | Denver  
Rubadue Wire Company | Loveland  
Oribi Manufacturing | Commerce City

### Consumer Group

Consumer Brand of the Year  
Phunkshun Wear | Denver  
FlyLow Gear | Denver  
Moots | Steamboat Springs

Food Brand/Co-packer of the Year  
Motherlode Co-Packing | Hudson  
Root Shoot Malting/Olander Farms | Loveland  
Keen One Foods | Boulder

Colorado Winery of the Year  
Sauvage Spectrum | Palisade  
Carlson Vineyards | Palisade  
The Storm Cellar | Hotchkiss

Outstanding Craft Distiller  
Storm King Distillery | Montrose  
Black Bear Distillery | Green Mountain Falls  
Mystic Mountain Distillery | Castle Rock

Outstanding Craft Brewer  
City Star Brewing | Berthoud  
Denver Beer Company | Denver  
Holidaily Brewing Company | Golden

Cannabis Manufacturer of the Year  
NuVue Pharma | Pueblo  
Stratos | Pueblo  
Medically Correct | Denver

Winners of the 6th annual Colorado Manufacturing Awards will be announced April 29 at the virtual CMA Winners Reveal and Finale, from 2:00 to 4:00 p.m.. Attendees are encouraged to register at [ColoradoManufacturingAwards.com](#).



**Always digging for  
spot on news.**



# The Mirror

*now weekly*

*Making sure readers don't bury their heads in the sand.*

## OPINION/EDITORIAL: LETTERS

### CITY COUNCIL: A CLOSER LOOK IS LONG OVERDUE

**Editor:**

Taking a glimpse in the rear-view mirror this first quarter of 2021 a number of questions from people that I have talked to continue to plague us. The MURA project has had millions of dollars pumped into it in a round robin type of tax deal to what benefit of the taxpayers not associated with the sweet deals that are backing two already established Montrose companies to expand. The question arises why in the world are these businesses are not using private sector commercial banking institutions that have a variety of low interest financial instruments available to them instead of continually hooking themselves up to the public trough?

Many residents describe MURA as one of the biggest taxpayers backed boondoggles ever to hit Montrose. O' yes there is al-

ways the added great increase in staff payroll and added employees always to come. It usually starts of we are so "excited" to announce this or that public sales job. The little-known dirty secret is if the new hire and payrolls do not come to fruition, nothing is usually done in the way of financial claw backs.

The question still on the table is why a company expansion plans are the financial responsibility of public funding including on-site improvement and infrastructure cost that is land that this is privately owned and the financial responsibility of the developer? In my opinion this is just another back doorway of funneling hundreds of thousands of dollars to make the rich richer at someone else's expense.

In the case of the MURA board of directors the board must address who is really in charge and who is calling the shots?

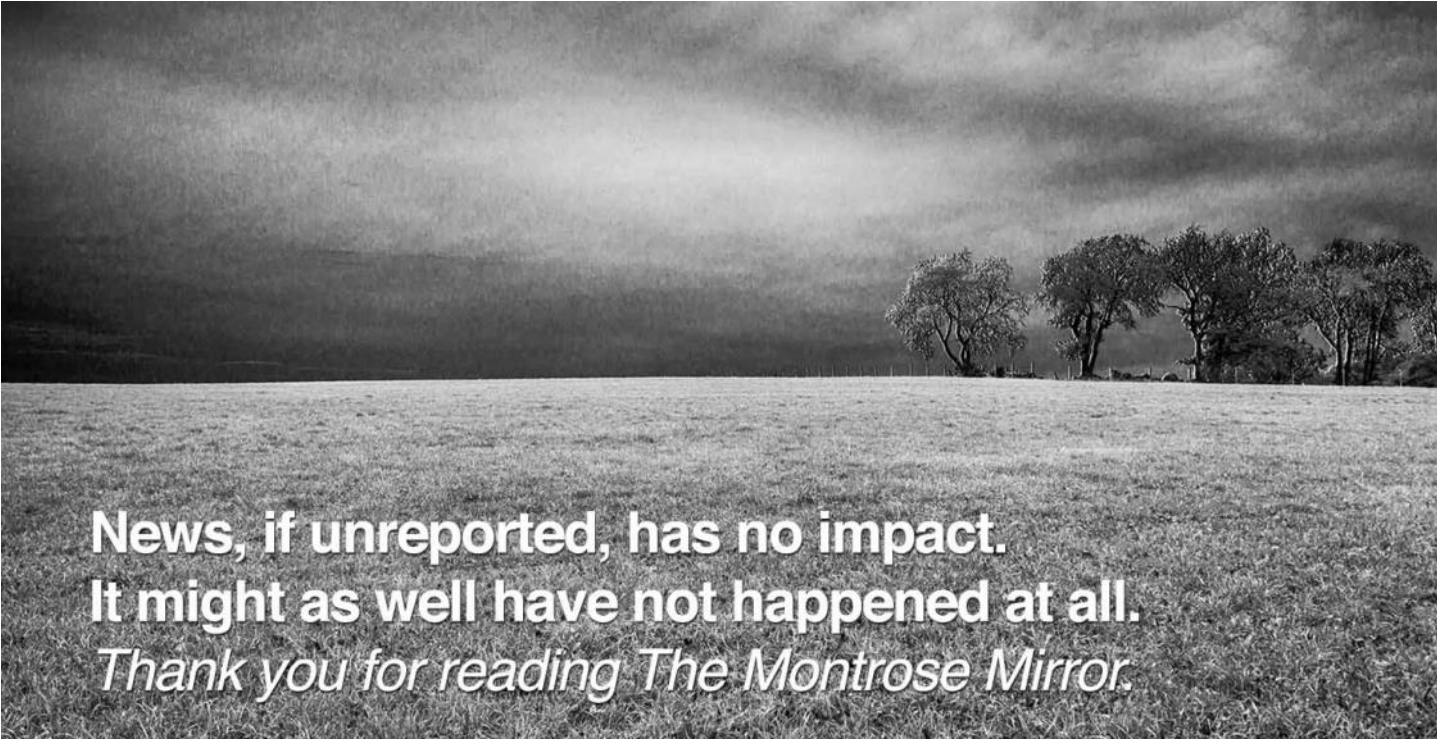
Who is looking out for the taxpayers all the while as reported setting up "city" backed financial plans and promissory notes?

It is past time that the chairman of the MURA board of directors and individual directors themselves need to step up to the plate and start asking a whole lot of questions concerning this whole over-sold venture in its total and just get real with the idea that new start up manufacturing business are not flocking to out of the way Montrose?

Critical thinking and maybe a page from the, "King Has No Clothes", story line needs to be revisited.

It is our government. Will we settle for the city government that it handed to us or one that we hold accountable? or one that we hold accountable?

*Bill Bennett, Montrose*



**News, if unreported, has no impact.  
It might as well have not happened at all.  
*Thank you for reading The Montrose Mirror.***



## COMMUNITY OBITUARIES

### KIMBERLY (KIM) ANN MCMILLION

*February 23, 1961 - March 15, 2021*

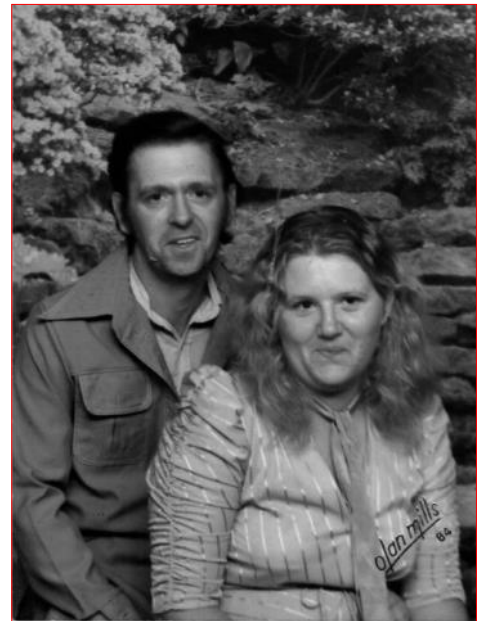
KIMBERLY (KIM) ANN MCMILLION, 60, of Olathe, Colorado, passed away March 15, 2021, peacefully in her home in Olathe, Colorado, with her husband John and daughter Paige.

She was born in Denver, Colorado, to Edward and Helen Bronish on Feb. 23, 1961. She married John Mcmillion on Aug. 1, 1980, and had a long life together until her passing. She resided in Olathe, Colorado, for 20 years where she raised her family and took care of her animals.

She is survived by her husband John Mcmillion of Olathe Colorado; her stepdaughters Tricia (Mcmillion) Horning, Tammie (Mcmillion) Stimack both of Denver, Colorado; daughters, Dawn (Mcmillion) Reeves of Olathe Colorado, Kimberly Mcmillion Brighton, Colorado, and Paige (Mcmillion) Percival of Cedaredge, Colorado; her son John Mcmillion Jr. of Olathe, Colorado; as well as two grandchildren Aiden Reeves and Bradley Mcmillion Both of Olathe, Colorado.

She will be cremated at Crippin Funeral Home and the Mcmillion family will hold a private celebration of her life at a different time. Call Paige at 970-783-8332 for more information

We love you, our wife/ mother/grandmother, you will forever be in our hearts. You may be gone but you will never be forgotten. Your loving husband, kids and grand-



### BARBARA LONGWELL

*September 13, 1936- March 28, 2021*

BARBARA JEAN LONGWELL, 84, of Montrose, passed away Sunday, March 28, 2021, following a brief illness.

Barbara was born September 13, 1936 in Montrose, Colorado to Clifford and Alice Sanburg. She attended Riverside Elementary School and graduated from Montrose High School. She married Jim Longwell and was married for 67 years. They have two children, David and Debra.

Barbara loved to play the piano. Many nights, we would crowd around the piano for sing-alongs. She was also an amazing cook. When it came time to move our cows up to the mountains in the spring, or back down in the fall, her job was to feed the crew. She would have a full breakfast around 3am then clean up and prepare lunch. She would deliver lunch wherever we were on the trail, then go back down and clean up again, getting ready for us to come home at the end of the day. This usually lasted around 3 days each time. She was the scorekeeper for the Montrose Co-op Fastpitch Softball Team, even taking a foul ball in the nose one time.

Barbara was the bookkeeper at Montrose Federal Land Bank where she retired. She then bought her dream car. She and Jim bought 4-wheelers and had fun spending time together.

She is survived by her husband, Jim Longwell; her children, David (Lori) Longwell and Debra (Roger) Hayward, sister Betty Donley and brother Dutch Sanburg. Barbara has 16 grandchildren and 20 great-grandchildren.

She was a member of the Rosemont Baptist Church.

A memorial service is planned for 10 am, Friday, April 9, 2021 at the Rosemont Baptist Church, followed by an inurnment at the Valley Lawns Cemetery.



## COMMUNITY OBITUARIES

### MANUEL 'TONY' VELASQUEZ

*April 26 of 1968- March 26th, 2021*



MANUEL AKA TONY VELASQUEZ took the hand of god March 26th, 2021 to join his parents Manuel and Julia Velasquez, family members- Eddie, and Tasha, and father in law Chester Riley. He is survived by his wife Melissa Velasquez, Daughter's Bailea and Harper Velasquez, and son Samuel Haining, and many other family and friends.

He was born on April 26 of 1968 to Manuel and Julia Velasquez in Grand Junction, Colorado and grew up in the small town of Nucla and Naturita where he graduated high school. He met a girl, Ms Tammy Webb who he fell in love with and was able to put up with his hard head stubborn butt. He then soon joined the Navy February 10th of 1987 to help serve our country and provide for his family. He soon married Tammy on Au-

gust 25, 1990 and then had a beautiful girl they named Bailea on November 11th of 1992 in Reno Nevada. He was stationed in San Diego California and spent 10 years in the service dedicated to his country before he got out on June 10 1997, and him and his family moved to Boise, Idaho to live together. In 2002 Tammy and Tony both decided that it was best to split ways and just remain friends, as Tony's stubbornness isn't the easiest to put up with at times. (Lol) He went on and moved to Oregon for a while and worked a few different jobs, one he really enjoyed was his time working on a ranch as he loved the people and the place where he worked and shared many stories of his time spent there. Unfortunately, he was called and asked to come back home to help care for his parents here in Colorado. He really enjoyed life and the simple things, especially hunting for arrowheads and spending time with family and friends. He tried his best to help anyone in need as he would give the shirt off his back to anyone. He was a very hard worker and was good at a lot of things, there wasn't much he couldn't do or wouldn't try.

He had a son Samuel Haining born on August 8th 2017 in Montrose, Colorado to Maggie Haining. He finally found someone just as hardheaded and stubborn as him, who enjoyed the same in-

terests as him, they were even able to put up with each other and work side by side, they loved each other's company.

Their biggest joke was who had the biggest or the most tools haha yes Tony may have had more but that was ok. He had this very dry sense of humor where if you didn't know him you would probably think he was an ass, but really he was the opposite. He had a heart of gold. It was a special kind of bond they shared; on November 11, 2017 they as well gave birth to a beautiful baby girl they named Harper Velasquez. He truly loved all of his kids very much and was a proud daddy even at his age hahaha. After his father had passed, Tony's health started to slip.

He was diagnosed with CHF, it has been a rough battle trying to get it under control and many trips to the hospitals in hopes for a cure so he could continue watching his littles grow up.

That's all he wanted and as stubborn as he was he fought really hard to make that happen but unfortunately, God decided it was his time to go home and reunite with both his parents, his uncle, father in law, best friend, and many others, Manuel & Julia, Eddie, Chester, and Albert.

He will be truly missed here with us but will always be here in our hearts. Always and forever till the end of time.



*Thank you for reading*

**THE MONTROSE MIRROR**



ISSUE 311 April 5

## ART &amp; SOL

## LOCAL ARTIST SPOTLIGHT: CHERI ISGREEN



**Cheri with the biggest inspiration for her art, Monarch.**

*By Paul Arbogast, Mirror Publisher*

MONTROSE-Local artist Cheri Isgreen remembers art always being a part of her life. When she went off to college, Isgreen wanted to be an artist. She studied art education and elementary educa-



***'Tribute' was conceived and painted for a friend and mentor who passed from cancer. It recently won second place in 'The Horse in Art' show in March. Courtesy image.***

tion. Beginning her teaching career with elementary education, she switched to being a full-time art teacher.

"As a full-time art teacher, I taught almost 700 kids a week," she said. Her lessons covered the gamut of art including art history, art movements, cultural arts, and mediums. She had a long career teaching art at Oak Grove, North Side, and Cottonwood elementaries, thus bringing art into the lives of many current Montrose residents.

Teaching art is not memorization as so many other subjects are, it is teaching how to create, and according to Cheri, "the difference between memorization and creation is the ability to think."

In pursuit of her own art, she started with

watercolor painting. Eventually she branched out into sculpture and mixed media, "I kept feeling like, I have these ideas and watercolor won't let me express what I am thinking."

Mix media is now her preferred style. She uses text and collage as an underpainting and unifies it all with paint.

Mixed media is artwork where more than one medium is used. For Cheri it is a mix of watercolors with other elements to form a collage, from a product label to clippings or paper. Whatever fits the narrative of that piece.

"A lot of what I do is narrative painting, so I have this formula where I figure out what I need to tell explicitly and what I want to imply and what needs to be left out. Because I want to draw my viewers into the story," she said. She wants her story to become the viewer's story as they take in her art.

Her horse sculptures start with solid body clay and picking the pieces for the legs. She said it is a very organic process, "the personality of the horse is coming through, the horse is channeling itself and I am just listening."

She gets her inspiration from many things. One big inspiration is her horse, Monarch, who she raised from a baby. "You know I don't paint landscapes,

**Continued next pg**



## ***LOCAL ARTIST SPOTLIGHT: CHERI ISGREEN***

### ***From previous pg***

but I take so much inspiration from the world. The world is so beautiful," she said when discussing her influences.

Her work has won awards, and it shows in various galleries. She will have a few pieces in the 610 Artist Open in Ridgway that runs April 21-May 28 (located at 610 Clinton St.).

She will also have a solo exhibition there, "Western Color, Mountain Light," for the entire month of July. While she maintains an active schedule of showings and workshops, Isgreen does accept commissioned work as well.

I always say support local, and support local arts, so please visit Cheri's website at <https://www.cheriisgreen.com/>. You can view her work, find out about her workshops, and see when and where you can see her pieces being exhibited.

You can also sign up for her newsletter there, where she talks about the birth of a piece of art, the process to bring it to completion, her inspirations, the story behind her work, exhibition openings and more.



*At left, 'Sassy,' sculpture by Cheri Isgreen.*

*Courtesy image. Above, Bouquet, by Cheri Isgreen.*

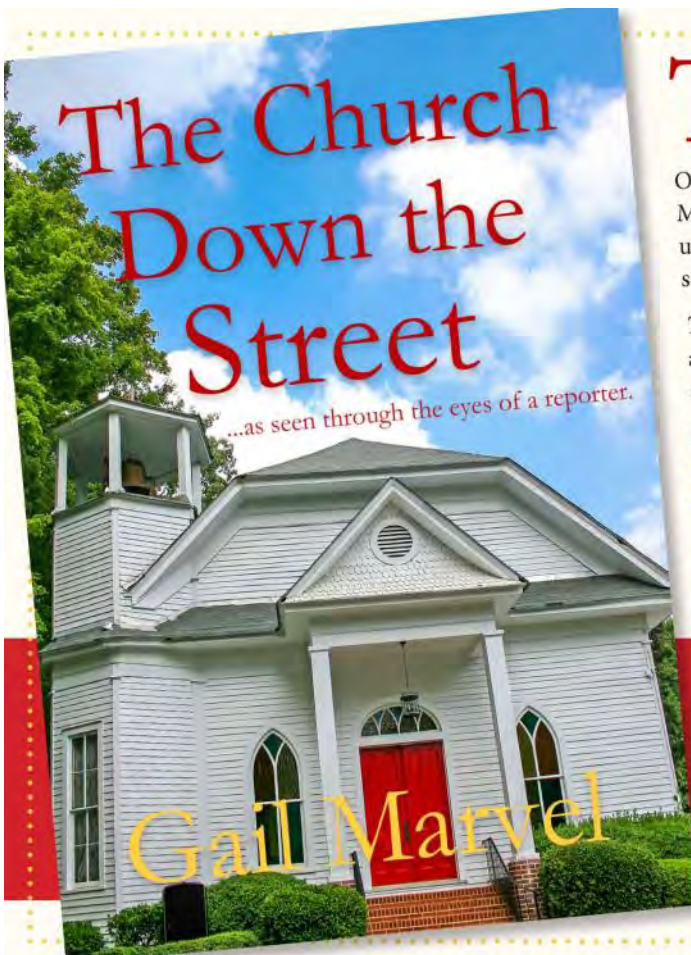


# TRUCKIN DELICIOUS NOW SERVING MONTROSE



Photo by Paul Arbogast.

*By Paul Arbogast, Mirror Publisher*  
**MONTROSE**-There is a new food truck in town. Owners Joel, Scott, McKenna, and Brady have named it Truckin Delicious. Their menu includes hot sandwiches, cold wraps, soups, salads, and daily specials. They said a real popular item is their fried mac and cheese balls. They are currently at Storm King Distilling Wednesday to Saturday, as well as week-ends outside of Town Hall Tavern. They will also be doing breakfasts from 10 am-2 pm outside of Storm King. Look for their schedule to expand. Contact them or follow their specials and locations on Facebook at @justkeeptruckin, or you can give them a call at 970-787-1690.



**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
- Become more aware of source material used in the worship service
- 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 and wingedpublications.com.

**GAIL MARVEL**  
 Montrose Author & Reporter





# SAN JUAN BREWS: NEW PLACE IN TOWN TO GRAB A SPECIALTY BREW & CHOW DOWN



Photo by Carole Ann McKelvey.

By Carole Ann McKelvey

MONTROSE – You may remember Nigel's Zulu, or Intrinsic? Well, some new folks in town have taken this lovely space and turned it on its ear. You want to serve coffee, beer and food. So, you have the genius idea to rotate amazing food trucks in front of your brewery. Come by, grab a meal and go into the brewery to sip a cold one while washing down an amazing, priced right meal. How's this for a concept?

I went the other night to see what was happening at this hip new spot. Turns out

it was BBQ night! What better than grabbing a meal off the food truck du jour and going into the pub for a brew? Genius.

Now me, I'm still not secure in the fact you can mingle with a lot of folks due to you know what. But a lot of folks were willing to risk it and were partying it up inside & out as they've opened up the front windows so you can stand outside and party with those inside at a little bar.

I went in all masked up and checked out the new, very large space. They've opened up the seating all the way to the back wall to create a great space. And on this Friday night before Easter, the place was hopping.

Today I was lucky enough to be able to partake of Mountain Country BBQ, with amazing barbecue from masters Bob & Sherry Sweeden.

From a placard menu there were many choices, with price points from a top of \$10 to \$5. I chose a BBQ brisket sandwich which came piled high with tender brisket on a bun. Then the choice was to slather my sandwich with one of many BBQ sauces at the ready. Hmmmm, jalapeno? not for me as I'm a wuss; peach? likely too sweet; original spicy? no; then I grabbed blackberry BBQ sauce. Sounded just right for the moment and it was delicious. With your sandwich you have a choice of two sides: coleslaw, baked beans with peaches, potato salad.

I chose coleslaw and beans; now, the coleslaw needs a little peppering up, pretty

bland. But altogether a fine BBQ meal. The sandwich was stuffed with tons of tender brisket and it was all I could do to finish it.

It would have been great to go into the brewery and sample their beers, but it's a bit too soon for me to take that chance, although I'm fully vaccinated (yeah!). There are some enticing names to their brews and I'll want to compare them in the future: Should've Been a Blonde, Finnegans Irish Red, Friar Chuck Kolsch, Big Dog IPA, Rusty Spinner Irish Stout, 512 Lager, Geruan Hate, Vanilla Porter and many more. Instead, I took my meal home and enjoyed it with a homemade margarita, perfect!

I'm sorry, I don't have a full list of the offerings available. The food trucks change daily so be ready to be surprised. But they advertise joining SJB for a brunch. The catering truck @thebutteredbiscuitgj will be on site with SJB presenting a Bloody Mary & Bar. You might also try a craft coffee, mimosa flight or an iced cold beer.

Saturday evening you can grab some tacos or other tasty food from Tacos Del Centenario and enjoy a great brew.

San Juan Brews is a locally owned Coffee House and Craft Brewery located in the heart of downtown Montrose at 512 E Main Street.

For a listing of the food of the day, via food truck, visit San Juan Brews Facebook page. Or give them a call at (970) 901-8954.



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## COMMUNITY NEWS BRIEFS

### MAGIC CIRCLE PLAYERS PRODUCTION OF 'DISNEY NEWSIES, THE BROADWAY MUSICAL' COMES TO LIFE ON OUR STAGE FOR 13 PERFORMANCES IN MAY!

#### Special to Art & Sol

MONTROSE-Directed by Lisa Rediger, with choreography by Amy Nelp, assisted by Laura Marlow, and music direction provided by Allyson Crosby and Greg Davidson, more than 50 local actors have been rehearsing this show for a year!

Despite a pandemic, postponements, and uncertainty the "Newsies" cast and crew members have stuck together in an amazing spirit of camaraderie and dedication to each other and to the show itself. As one actor opined, "This show isn't just good—it's great!"

The musical is based on the 1992 Disney film *Newsies*, which was inspired by the real-life Newsboys Strike of 1899 in New York City. "Newsies" were youngsters barely getting by on the modest earnings they got from street sales of newspapers. When the publishers raised their per-issue prices, the "newsies" organized and went

on strike, effectively halting the newspapers' circulation for two weeks. The strike successfully forced the *World* and *Journal* to buy back unsold papers, restoring the "newsies'" profitability.

The musical introduces Jack Kelly (played by Jordan Rediger), who dreams of a better life for himself out West. Fiercely protective of his best friend, Crutchie (Liam McBride) and his other newspaper peddling friends, Jack's charismatic leadership skills force him to take action against the financial and ethical wrongs facing the "newsies,"

Jack partners with a group of friends to strike against the behemoth publishers Joseph Pulitzer (Lance Rediger) and William Randolph Hearst. Davey (Kurtis Nethington) has just started selling newspapers to support his family, and becomes the conscience and brains behind the resistance. Katherine (Gina Poulson), an

ambitious young reporter decides to cover the strike to make a name for herself, and quickly learns that Jack Kelly is more than a mere news item. Medda Larkin (Shae Ila), the big-voiced star of the Bowery, offers her theatre as a safe haven for Jack and his rag-tag band of "newsies."

Les (Wyatt Ensor), Race (Nate Kissingford), along with a large cast of newsies, newspaper employees, Pulitzer's staff, and the Bowery Beauties all tell the remarkable, inspiring story of a band of kids who made a difference. *Disney Newsies, The Broadway Musical* provides big-stage singing, dancing and romance with worthy undercurrents of American history, business morality and ethics needed even today. Tickets will sell out fast! Tickets for *Disney Newsies, The Broadway Musical* are available online at [www.MagicCirclePlayers.com](http://www.MagicCirclePlayers.com) or at the Box Office.



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## COMMUNITY NEWS BRIEFS

### MAUVE OPENS ON MAIN STREET



*Special to Art & Sol*

**MONTROSE-Grand Opening on April 10 - MAUVE a new boutique in Montrose at 324 Main Street! MAUVE wants everyone to feel beautiful and carries sizes small-3X. Check out the store vendors including local artists and boutiques, a used bookstore, and a bakery! Explore the collection of fashion, home decor, gifts, and more!**



# ***TAKE IN TAKE 5 @ PRECEDENCE***

## ***From pg 1***

Yvonne Meek. As owners, Meek and her husband Harris had undertaken a complete restoration effort, including the stunning skylight in the ballroom. Now residing in Alabama, Yvonne complimented Carls and his continued focus on jazz at the venue.

"I love it," she said. "Jazz is his strength! He was jazzing up Montrose in the early days of Main in Motion in the garden of Coffee Trader—that's how I met him.

"Jordan has my full respect and support, and that of the Montrose community as well, I am sure."

Since opening to the public, attendance at Friday Night Jazz has been steadily building, Carls said. "I am setting limits on the number of tickets we sell," he said. Still, "We haven't had to turn anyone away."

Liquor and food service licenses are still in process, Carls said.

Expect more shows by mid-April. And on Fridays, be sure to take in "Take 5." And to learn about renting the library space for events, contact Carls at [precedenceproductions@gmail.com](mailto:precedenceproductions@gmail.com) or 970-964-4707.

## **CALL US, WE'RE HERE**

**If you are 60+ and need assistance with:**

Housekeeping

Personal Care

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Caregiver Respite

Home Delivered Meals

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**NOSOTRAS HABLAMOS ESPANOL**





# Mental Illness and the CRIMINAL JUSTICE SYSTEM

People with mental illness deserve help, not handcuffs. Yet people with mental illness are overrepresented in our nation's jails and prisons. We need to reduce criminal justice system involvement and increase investments in mental health care.

About **2 million** times each year, people with serious mental illness are booked into jails.



About **2 in 5** people who are incarcerated have a **history of mental illness** (37% in state and federal prisons and 44% held in local jails).

**66%** of women in prison reported having a history of mental illness, **almost twice the percentage of men** in prison.



Nearly **1 in 4** people shot and killed by police officers between 2015–2020 had a mental health condition.

Suicide is the **leading cause of death** for people held in local jails.



An estimated **4,000 people** with serious mental illness are held in solitary confinement inside U.S. prisons.

## COMMUNITIES



YOUTH

**70%** of youth in the juvenile justice system have a diagnosable mental health condition.

Youth in detention are **10x more likely** to suffer from psychosis than youth in the community.

About **50,000 veterans** are held in local jails — 55% report experiencing mental illness.



VETERANS



PEOPLE OF COLOR

Among incarcerated people with a mental health condition, **non-white individuals** are more likely to be held in solitary confinement, be injured and **stay longer in jail**.

## ACCESS TO CARE

About **3 in 5 people** (63%) with a history of mental illness do not receive mental health treatment while incarcerated in state and federal prisons.



**45%**

Less than half of people with a history of mental illness **receive mental health treatment** while held in local jails.

People who **have health care coverage** upon release from incarceration are more likely to **engage in services that reduce recidivism**.



Data from the U.S. Department of Justice and other select sources. Find citations for this resource at [nami.org/mhstats](https://nami.org/mhstats)

NAMI HelpLine  
800-950-NAMI (6264)

f NAMI

@NAMIAdvocacy

@NAMICommunicate

www.nami.org

**nami**  
National Alliance on Mental Illness

## COLORADO NEWS BRIEFS

### GMUG CONTINUES IMPLEMENTATION OF CRESTED BUTTE CAMPING MANAGEMENT

*Special to Art & Sol*

MONTROSE-The Grand Mesa, Uncompahgre and Gunnison (GMUG) National Forests' Gunnison Ranger District will continue implementation of its camping management strategy in the Crested Butte area by shifting to a designated camping system in the following drainages: Kebler Pass, Lake Irwin, Splains Gulch, Upper East River, Brush Creek and Cement Creek. The Slate River and Washington Gulch areas were partially completed in the fall of 2020.

In recent years, the rising popularity of dispersed camping on National Forest System lands surrounding Crested Butte has led to a marked increase in undesirable and unsustainable impacts. Rising levels of E. coli in streams, creation of unauthorized routes, social conflicts due to congestion and issues involving trespassing on neighboring private lands were indications that a management change was needed. The move to designated camping will re-

quire people to stay only in pre-established sites in the affected drainages. These campsites will be primarily located in the hardened areas that already exist, unsustainable sites on steep slopes or fragile soils and those established too close to water will be decommissioned. This strategy will mirror other public lands that require camping in designated sites with the best example locally being the BLM managed Hartman Rocks.

The Gunnison Ranger District partnered with the Crested Butte Conservation Corps to help with the installation of the infrastructure for the designated sites and with the Gunnison County Stewardship Fund to help fund the project.

"The switch to designated camping is the successful culmination of partnership efforts focused on improving Crested Butte's backcountry by adopting a plan that will preserve the landscape while simultaneously improving user experience," said Gunnison District Ranger Matt

McCombs. "By designating sites, it allows the district to isolate the impacts from camping to specific, sustainable locations, while still providing users with the remote and isolated feel of backcountry dispersed camping." McCombs continued, "our goal is to maximize recreation opportunities while minimizing unwanted impacts moving us to a sustainable path going forward."

Visitors should expect to see implementation in the remaining areas during the summer and fall of 2021 and the spring and summer of 2022. With these changes, visitors need to plan for reduced capacity as sites fill up quickly. Visitors should also be prepared with a backup plan if their first choice is unavailable. For a detailed fact sheet and approximate timeline on the new changes visit <https://www.fs.usda.gov/gmug>. For further information, contact Gunnison Ranger District at (970) 641-0471 or email [operations@cbmba.org](mailto:operations@cbmba.org).

# SEE SOMETHING - SAY SOMETHING



## 970-249-8500

ANONYMOUS CALL

## MONTROSE REGIONAL CRIME STOPPERS



J&M  
ENTERTAINMENT  
PRESENTS

70% PAYBACK  
RACE AT 7:00PM  
4D OPEN  
\$30 ENTRY  
14 AND UNDER 2D  
\$25 ENTRY  
1/2 SEC SPLITS  
BUCKLE SERIES

\$5 TIME ONLYS @ 6:30PM  
BOOKS OPEN ON SUNDAYS  
CLOSE @ 6:00PM DAY OF  
TEXT OR FACEBOOK MSG  
JOHNATHAN GOODMAN  
970-985-8684

# BARREL MONDAY'S

March 15, 22, 29  
April 12, 19, 26  
May 3, 10, 17, 24

CIRCLE 3 COWBOY FELLOWSHIP  
62885 LASALLE RD  
MONTROSE CO

# SAVE THE DATE! UPCOMING REGIONAL EVENTS

## ONGOING-

**NAMI FAMILY SUPPORT GROUP** will be held the 3rd Wednesday of each month at the PIC Place 5:30-7pm. Please call Kathy at 520-282-9060 for more information.

**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

**April 5**-Virtual Groundbreaking ceremony, Montrose Public Safety Complex @ Noon. Facebook.com/MontrosePD

**April 7**-Whether you've never tried xeriscaping before or have been doing it for years and could just use some pointers, Master Gardener Angeline Barrett can teach you more about the principles and functionality of that skill. She'll go over all of the principles such as: Planning & Design; Efficient Irrigation; Proper Maintenance. Email Taylor at [tevans@montroselibrary.org](mailto:tevans@montroselibrary.org) to join this virtual event on Wednesday, April 7 at 6:30pm.

**April 15**-Join the Montrose Regional Library for this virtual cooking event with Colorado Boy Pizzeria & Brewery! This authentic pizzeria and brewery has been very popular ever since it opened its' doors in 2013. Chef Chad will show us their amazing dough-making process. Email Taylor at [tevans@montroselibrary.org](mailto:tevans@montroselibrary.org) to sign up for this event on Thursday, April 15, at Noon.

**April 15**-Montrose Area Bicycle Alliance "Bike to Dinner Night" at San Juan Brews. There will be two food trucks and anyone that bikes to the brewery from 5:30p-8p will receive \$5 off their food truck meal. Participants are not required to eat at the brewery and can go to a nearby park if they choose. For those who stick around the brewery, there will be a bike film festival playing inside at no charge on the TV.

**May 3**-The Giving Club will meet at the Bridges at 5:30 p.m. After four years and one quarter, The Giving Club has given to local nonprofits a total of \$217,000. To donate on May 3 please bring \$100 per person.

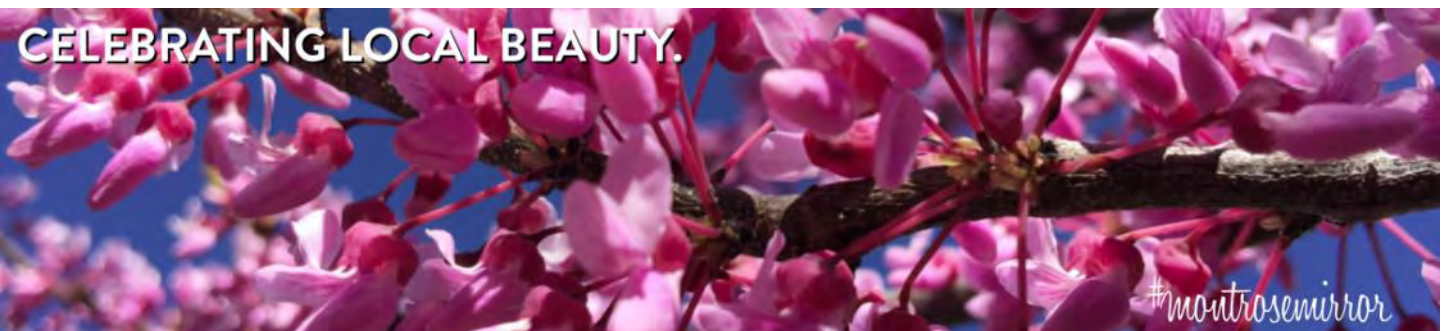
**May 4**-The San Juan Nonprofit Council announces a workshop, "Deconstructing Equity," taking place via zoom on Tuesday, May 4, from 9-11 a.m. Presenting will be Dr. Nita Mosby-Tyler, founder of The Equity Project in Denver. Registration is \$25 and attendance will be limited, so we encourage early registration. If you wish to register, email [marvo@cfigv.org](mailto:marvo@cfigv.org) and she will send you the registration link.

**May 6**-Virtual QPR Suicide Prevention, Thursday, May 6, 2021, Noon to 1:30 pm. This class covers the three steps (question, persuade, refer) that anyone can learn to help prevent suicide. It is based on the QPR Institute's industry-leading approach to suicide prevention. Trainees receive a QPR booklet and wallet card as a review and resource tool that includes local referral resources within one hour before training via email.

Limited to 20 people. Register at: <https://www.centermh.org/classes/>

**May 14**-FAB Conference & Awards. For, about, and by women. 8:30 a.m. to 6 p.m., Holiday Inn Montrose. Call 970-765-0913 for more information. [Hello@ourtownmatters.net](mailto:Hello@ourtownmatters.net)

June 3- Virtual QPR Suicide Prevention Noon to 1: 30 p.m. This class covers the three steps (question, persuade, refer) that anyone can learn to help prevent suicide. It is based on the QPR Institute's industry-leading approach to suicide prevention. Trainees receive a QPR booklet and wallet card as a review and resource tool that includes local referral resources within one hour before training via email. Limited to 20 people. Register at: <https://www.centermh.org/classes/>





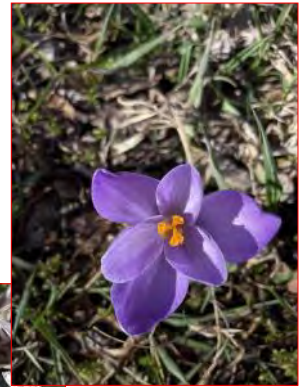
Contact the Montrose Mirror:  
970-275-0646

[Editor@montrosemirror.com](mailto:Editor@montrosemirror.com)

[www.montrosemirror.com](http://www.montrosemirror.com)

## READER PHOTO SPOTLIGHT: ART GOODTIMES

*Some Easter photos from our friend Art Goodtimes... "Moving some boxes at my new place in Norwood, the Farmhouse, I found hidden in a curious spot on the lawn these beautiful Easter flowers in blossom, unseen until today and completely unexpected. One even had attracted a first honeybee gathering pollen, as welcome an omen of spring as could be. "I share them with you."*



## 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-jeff-co/](http://www.sunbeltnetwork.com/grand-jeff-co/)**