

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

January 15, 2020

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 15th day of January 2020 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann and Council President Rick Taggart.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann and Deputy City Clerk Selestina Sandoval.

Council President Taggart called the meeting to order. Several students led the Pledge of Allegiance which was followed by an invocation provided by Reverend Eric Turner of Liberty Baptist Church.

Presentations

2019 Champion of the Arts Award

Champion of the Arts Award was presented to Troy Reynolds and FCI Constructors. Accepting the award on their behalf was Shane Haas, Vice President.

Proclamations

Proclaiming January 20, 2020 as Martin Luther King, Jr. Day in the City of Grand Junction

Councilmember Pe'a read the proclamation. Martin Luther King, Jr. Celebration Committee Chair David Combs accepted the proclamation.

Proclaiming the City of Grand Junction as an Inclusive City

Council President Taggart read the proclamation. Reverend Anna Scott accepted the proclamation.

Proclaiming the Month of January as National Crime Stoppers Month in the City of Grand Junction

Councilmember Andrews read the proclamation. Crime Stoppers Board Member Sean Lynch accepted the proclamation.

Certificates of Appointment

To the Forestry Board

Councilmember McDaniel presented the Certificates of Appointment to the Forestry Board Members Kamie Long and Bennett Boeschenstein.

To the Visit Grand Junction Board

Councilmember Norris presented the Certificates of Appointment to the Visit Grand Junction Board Members Tammy Anderson and Joseph Burtard.

Citizen Comments

Alora Covault spoke of the need for an American Sign Language and Spanish interpreter during City Council Meetings.

John Stoch spoke of noise complaints regarding “boom cars” and how it is impacting his business.

Bruce Lohmiller spoke on the 241-STOP line, encouraging others to set goals, and code of ethics for the media.

Randy Spydell showed a video about ranked choice voting.

City Manager Report

City Manager Greg Caton said the City of Grand Junction calendars have been mailed and more have been ordered.

Council Reports

Councilmember Wortmann attended several meetings and spoke on the Grand Junction Economic Partnership meeting and how exciting things are coming to Grand Junction.

Councilmember Stout invited citizens to attend Stouts with Stout at the Ale House where they will have the opportunity to address her about anything in regard to City Council and the City of Grand Junction.

CONSENT AGENDA

Councilmember Andrews moved to adopt Consent Agenda items #1 - #5. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the December 18, 2019 Regular Meeting
- b. Minutes of the January 6, 2020 Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance in Regards to the Issuance of \$50,000,000 in General Fund Revenue Bonds and the Refinancing of \$13,980,000, Series 2012 General Fund Revenue Bonds, and Set a Public Hearing for February 5, 2020
 - ii. Introduction of an Ordinance Concerning Section 3.12.020 of Chapter 3 of the Grand Junction Municipal Code Concerning the Taxability of Food Products Sold from Money Operated Machines and Set a Public Hearing for February 5, 2020

3. Contracts

- a. 2019 Community Development Block Grant Subrecipient Agreements between Karis, Inc., Housing Resources of Western Colorado and the City of Grand Junction
- b. Construction Contract for the 23 Road Sewer Trunk Line Extension Project

4. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2020 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. A Resolution Vacating Public Easements Within Property Located at 588 North Grand Falls Court
- c. A Resolution Amending the 2020 Redevelopment Policy and Redevelopment Boundary Map
- d. A Resolution Authorizing the City Manager to Submit a Grant Application for

CDOT's Highway Safety Improvement Program for the Horizon Drive at G Road and 27 ½ Road Intersection Improvement Project

- e. A Resolution Adopting the City of Grand Junction 2020 Legislative Agenda

5. Other Action Items

- a. Review and Approval of Amendments to the City of Grand Junction Las Colonias Development Corporation (LCDC) Master Lease

REGULAR AGENDA

Public Hearing - Ordinances Expanding the Boundaries for the Downtown Grand Junction Business Improvement District to Include Properties Known as 701 Main Street, 805 Struthers Avenue and 330 South 2nd Street into the Boundaries of the Business Improvement District and an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as 805 Struthers and 330 South 2nd Street into the Boundaries of the Downtown Development Authority

In order to receive the benefits of the Downtown Development Authority (DDA) and Business Improvement District (BID), a property must be part of both special districts. Property owners pay a mill levy (5 mills) to the DDA and a special assessment for the BID. It is a function of the DDA and BID Board of Directors to approve requests for inclusion along with the City Council.

Petitions have been submitted requesting inclusion into the BID for properties located at 701 Main Street, 805 Struthers, and 330 South 2nd Street. Additionally, the property owners of 805 Struthers and 330 South 2nd Street are requesting inclusion into the boundaries of the DDA. The DDA and BID Board of Directors have approved these requests.

DDA Director Brandon Stam presented this item.

The public hearing was opened at 6:52 p.m.

There were no public comments.

The public hearing was closed at 6:52 p.m.

Councilmember Stout moved to adopt Ordinance No. 4896, an ordinance expanding the boundaries for the Downtown Grand Junction Business Improvement District to include properties known as 701 Main Street; and to adopt Ordinance No. 4897, an ordinance expanding the boundaries for the Downtown Grand Junction Business Improvement District to include properties known as 805 Struthers; and to adopt Ordinance No. 4898, an ordinance expanding the boundaries for the Downtown Grand Junction Business Improvement District to

include properties known as 330 South 2nd Street; and to adopt Ordinance No. 4899, an ordinance expanding the boundaries for the Grand Junction, Colorado Downtown Development Authority to include properties known as 805 Struthers Avenue and 330 South 2nd Street on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Rezoning to R-8 (Residential 8 Units per Acre) a 1.26-Acre Property Located at 588 North Grand Falls Court

The Applicant, Corey Bendetti, requested a rezone of the 1.26-acre parcel located at 588 North Grand Falls Court from PD (Planned Development with an expired plan) to R-8 (Residential 8 units per acre) to develop the property for 10 attached townhomes (2 buildings, 5 units each), to result in a density of 8 units per acre which is consistent with the Future Land Use Map designation of Residential Medium High 8 to 16 units per acre. Since there were no deviations requested to establish a Final Plan for the existing PD (Planned Development) zoning with an underlying district of R-8, there was no need to apply a Planned Development zoning to this property. Instead, the applicant requested a standard zoning district of R-8 (Residential 8 units per acre zoning) for the property.

Principal Planner Kristen Ashbeck presented this item.

The public hearing opened at 6:57 p.m.

There were no public comments.

The public hearing closed at 6:58 p.m.

Conversation ensued regarding the development review process and ensuring pavement quality in that area.

Councilmember Pe'a moved to adopt Ordinance No. 4900, an ordinance rezoning to R-8 (Residential 8 units per acre) a 1.26-acre parcel located at 588 North Grand Falls Court on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Rezoning to B-1 (Neighborhood Business) a 1.81-Acre Property Located at 1221 Wellington Avenue

The Applicant, Baseline Capital Investments, LLP requested a rezone of a 1.81-acre parcel of land located at 1221 Wellington Avenue from R-24 (Residential – 24 du/ac) to B-1 (Neighborhood Business) in anticipation of future development. The requested B-1 zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Business Park Mixed Use.

Senior Planner Landon Hawes presented this item.

The public hearing was opened at 7:06 p.m.

There were no public comments.

The public hearing was closed at 7:06 p.m.

Conversation ensued regarding adequate parking in that area, clarification of maps and confirmation of ownership.

Councilmember Andrews moved to adopt Ordinance 4901, an ordinance approving a rezone to B-1 (Neighborhood Business) for a 1.81-acre parcel located at 1221 Wellington Avenue on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:09 p.m.

Wanda Winkelmann, MMC
City Clerk