

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

February 19, 2020

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 19th day of February 2020 at 6:02 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, and Council President Pro Tem Duke Wortmann. Councilmember Anna Stout and Council President Rick Taggart were absent.

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

Council President Pro Tem Wortmann called the meeting to order. Councilmember Andrews led the Pledge of Allegiance which was followed by an invocation by Pastor Paul Espinoza with Junction Community Church.

Proclamations

Proclaiming February 22, 2020 as National TRiO Day in the City of Grand Junction

Councilmember Pe'a read the proclamation. Dr. Kurt Haas, Vice President of Academic Affairs for Colorado Mesa University accepted the proclamation. Also in attendance were TRiO Program Director Melissa Calhoun, TRiO Program Advisor Angie Gauthier and TRiO Program Advisor Kari Sewell.

Proclaiming March 1 - 7, 2020 as National Peace Corps Week in the City of Grand Junction

Councilmember Andrews read the proclamation. Bennett Boeschstein accepted the proclamation.

Appointments

To the Commission on Arts and Culture

Councilmember McDaniel moved to reappoint Sarah Meredith-Dishong and to appoint Matt Goss and Diana Rooney to the Commission on Arts and Culture for three-year terms ending February 2023. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

To the Parks and Recreation Advisory Board

Councilmember Wortmann moved to appoint Austin Solko to the Parks and Recreation

Advisory Board for a partial term ending June 2022. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke of National Peace Corps Week, the Day Center, Night Patrols, and the Orchard Mesa Pool.

Richard Swingle spoke of transparency in the municipal government.

Randy Spydell spoke of ranked choice voting (Section 37 of the Municipal Code regarding Council vacancies).

City Manager Report

City Manager Caton addressed concerns about public access channel 191 and invited the community to the ribbon cutting for the Monument Connect Trail (chain breaking event).

Council Reports

Council President Pro Tem Wormann invited everyone to the Grand Junction Economic Partnership Economic (GJEP) Forum.

CONSENT AGENDA

Councilmember Andrews moved to approve Consent Agenda Items #1 - #5. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the January 15, 2020 Executive Session
- b. Summary of the February 3, 2020 Workshop
- c. Minutes of the February 3, 2020 Executive Session
- d. Minutes of the February 5, 2020 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance to Amend the Grand Junction Municipal Code Title 21 Zoning and Development Code to Provide for the Regulation of Mobile Food Vendors, Commonly Referred to as Food

Trucks and Set a Public Hearing for March 4, 2020

- ii. Introduction of an Ordinance for Supplemental Appropriations for a Wastewater Master Plan and Set a Public Hearing for March 4, 2020

b. Quasi-judicial

- i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Magnus Court Annexation of 45.543Acres, Located on the West End of Magnus Court and Set a Public Hearing for April 1, 2020

- c. A Resolution Declaring Intent to Create Alley Improvement District No. ST20 and Set a Public Hearing for April 1, 2020

3. Contracts

- a. Authorize a Construction Contract for the River Bend Lift Station Elimination Project
- b. Dos Rios Bike Playground Procurement Award

4. Resolutions

- a. A Resolution to Vacate the Drainage and Irrigation Easements on Lot 1 of the Fountain Hills Subdivision as Dedicated to the City of Grand Junction on the Subdivision Plat for Property Located at 3425 Cliff Court

5. Other Action Items

- a. Consider Request by the Grand Junction Housing Authority to Repurpose \$75,000 Authorized 2020 Contribution

REGULAR AGENDA

I-70B Update, Discussion and Possible Direction

Colorado Department of Transportation (CDOT) has recently received funding through Senate Bill 267 for adding capacity to I-70 Business Loop through the reconstruction of 1st from approximately Ouray Avenue south to Rood Avenue (Phase 5) as well as 1st Street from Rood Avenue south through 2nd Street along both the Pitkin Avenue and Ute Avenue corridors (Phase 6). City Council is asked to discuss, consider public comment and provide support for

one of multiple options for the Phase 6 portion of the I-70B project including:

- 1.) CDOT's proposed six lane configuration
- 2.) An alternative four lane configuration
- 3.) A council-defined combination of alternatives

Public Works Director Trent Prall presented this item.

Conversation ensued regarding routes to the Redlands (Phase 5), impacts on stakeholders based on access to their businesses (Phase 6), possibility of improvements on 2nd Street north of Grand Avenue, feasibility of a new Environmental Assessment (EA), number of vehicles currently using the Riverside Parkway and how that would impact the Environmental Assessment, which improvements CDOT funding would cover versus adjusting their proposed plan potentially causing the City to pay for some adjustments, signage to encourage different routes that drivers can take to relieve congestion, and alternate truck routes to make trucks use the Riverside Parkway.

Public comment was opened at 7:01 p.m.

Dustin Anzures, Sarah Shrader, Bennett Boeschstein, Cindy Enos-Martinez, Jeff Reed, Orin Zyvan, Jan Burkey, Kevin Reimer, Abram Herman, Andy Gangerich, Priscilla Magnol, Rose Cannon, and Kyle Gardner spoke of the importance of a well-planned, multimodal corridor.

Public comment was closed at 7:38 p.m.

Rob Beck, Resident Engineer with CDOT, was present to answer questions.

Conversation resumed regarding the feasibility of a new EA (CDOT would not be motivated to reopen the EA), possibility of moving the corridor to the Riverside Parkway, pedestrian safety by the Catholic Outreach (CDOT would ensure this in the new plan), if the City could make this their project even though this is a State highway (must adhere to State rules but would be City funded), and clarification of staff recommendations and adjustments to the proposed plan (six lane vs. four lane configuration or combination).

Councilmember Andrews moved to recommend City staff continue moving forward with the support of the dual stoplight configuration and advocate for an alternative configuration when collaborating with CDOT. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Councilmember Pe'a moved that Phase 5 proceed with additional ingress and egress to make it easier for people to get in and out of impacted shopping center. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

A break was taken at 8:06 p.m.

The meeting resumed at 8:12 p.m.

Memorandum of Understanding for Indoor Golf Facility with Colorado Mesa University

Colorado Mesa University (CMU) is requesting the City, through a Memorandum of Understanding, lease property at Lincoln Park Golf Course to construct a Golf Performance Center at Lincoln Park Golf Course driving range. The vision for the proposed CMU Golf Performance Center includes the following features:

- 1.) A place to practice in inclement weather with roll-up doors to the range and indoor putting area
- 2.) Tables for studying, electronics and couches/chairs
- 3.) Lockers for clubs/shoes.

Of the three practice bays in the facility, one will be assigned to the City to promote and market to its golf customers

General Services Director Jay Valentine presented this item.

CMU Athletic Director Bryan Rooks and Men's Golf Coach Scott Sullivan spoke in support of the MOU and gave a brief history of the vision of the proposed facility.

Conversation ensued regarding the third bay and how it will be used for instruction of the public, and the enhancement of the golf program through this partnership.

Councilmember Pe'a moved approve to the Memorandum of Understanding with Colorado Mesa University for the purpose of constructing a CMU golf facility on Lincoln Park Golf Course property. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Rezoning the Mays Rental Property from PD (Planned Development) to C-1 (Light Commercial) Located at 2389 Riverside Parkway

The Applicant, Mays Rental Properties, LLC, is requesting a rezone of a 3.64 acre lot located at 2389 Riverside Parkway from PD (Planned Development) to C-1 (Light Commercial) in anticipation of future commercial development. The requested C-1 zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Village Center.

Senior Planner Scott Peterson presented this item.

The public hearing opened at 8:29 p.m.

There were no public comments.
The public hearing closed at 8:29 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4904, an ordinance rezoning Lot 1, C.L.M. River Road I Subdivision 2389 Riverside Parkway (Mays Rental Property) from PD (Planned Development) to C-1 (Light Commercial) 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 Amending Various Sections of the Zoning and Development Code to Increase the Height Limit in the C-1 and C-2 Zone Districts from 40 to 65 Feet

Staff has initiated a request to amend the height requirements in the C-1 and C-2 Zone Districts. The proposed amendment is designed to create greater flexibility for commercial developers and to bring the C-1 (Light Commercial) and C-2 (General Commercial) Zone Districts in line with similar Grand Junction zones by increasing the height allowance in C-1 and C-2 from 40 feet to 65 feet. The proposed amendment would modify Section 21.03.070 and the Mixed Use and Industrial Bulk Standards Summary Table in the Zoning and Development Code. It would also remove Section 21.03.070(d)(4), which duplicates regulations pertaining to height allowances in the Horizon Drive area.

Senior Planner Landon Hawes presented this item.

Conversation ensued regarding a citizen letter that was received in opposition and the impacts on those neighborhoods near his residence.

The public hearing was opened at 8:40 p.m.

There were no public comments.

The public hearing was closed at 8:41 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4905, an ordinance amending section 21.03.070 and the Mixed Use and Industrial Bulk Standards Summary Table of the Zoning and Development Code to increase the height allowance for structures in the C-1 and C-2 Zone Districts and amending the Code to implement the same 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 Amending Ordinance No. 4830 in Part Regarding the Effective Date of International Fire Code Provisions Pertaining to Mobile Food Preparation Trucks

This item amends Ordinance No. 4830 in part regarding the effective date of International Fire Code (IFC) provisions pertaining to mobile food preparation trucks. Approval of this ordinance will amend the effective date from July 1, 2020 to January 1, 2021 for mobile food preparation truck providers to come into compliance with the related IFC provisions.

Fire Chief Ken Watkins presented this item.

The public hearing was opened at 8:44 p.m.

There were no public comments.

The public hearing was closed at 8:44 p.m.

Councilmember McDaniel moved to adopt Ordinance No. 4906, an ordinance amending Ordinance No. 4830 in part regarding the effective date of International Fire Code Provisions Chapter 1 Section 105.6.30 and Chapter 3 Section 319 pertaining to mobile food preparation trucks on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Amending Grand Junction Municipal Code Pertaining to Liquor License Occupational Tax and Business License Classifications, Distance Requirements Near College/University Campuses and the Tasting of Alcoholic Beverages

In 2018 certain State liquor laws were amended. This ordinance proposes to amend the Grand Junction Municipal Code (GJMC) to conform with State law regarding business license classifications and tasting permits. Additionally, the ordinance proposes to waive the State distance restriction in regard to Colorado Mesa University as a principal college/university campus, for lodging & entertainment and fermented malt beverage (off premises) license types.

John Shaver presented this item. He outlined the following amendments to the ordinance:

- 1.) *“Up to one-ounce sample sizes”* was amended to *“Up to one-ounce sample size for malt and vinous liquors and up to one-half ounce sample size for spirituous liquors”*
- 2.) *“Samples to be served in one-ounce, single use, disposable containers”* was amended to *“Samples to be served in open containers”*

The public hearing opened at 8:51 p.m.

There were no public comments.

The public hearing closed at 8:51 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4907, an ordinance amending Grand Junction Municipal Code Title 3 Chapter 4 pertaining to liquor license occupational tax and business license classifications and Title 5 Chapter 12 pertaining to distance requirements of licenses near college or university campuses and the tasting of alcoholic beverages on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded

the motion. Motion carried by unanimous roll call vote.

Non-scheduled Citizens & Visitors

There were none.

Other Business

Councilmembers McDaniel and Norris gave an update on the tap fee discussion between Ute Water and the Grand Junction Housing Authority. The City will bring the two parties together to discuss possible solutions.

Adjournment

The meeting was adjourned at 9:12 p.m.

Wanda Winkelmann, MMC
City Clerk