

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

**March 4, 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 4<sup>th</sup> day of March 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. Students Tatum Menon, Riley King and Alex Canela led the Pledge of Allegiance which was followed by a moment of silence.

**Appointment**

**Ratification of Appointment to Riverview Technology Corporation**

Councilmember Andrews moved to ratify Steve Smith to the Riverview Technology Corporation for a term expiring February 1, 2022. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

**Certificates of Appointment**

**To the Commission on Arts and Culture**

Councilmember Stout presented the Certificates of Appointment to the Commission on Arts and Culture commissioners Sarah Meredith-Dishong, Matt Goss and Diana Rooney.

**To the Parks and Recreation Advisory Board**

Councilmember Pe'a presented the Certificate of Appointment to the Parks and Recreation Advisory Board member Austin Solko.

**Citizen Comments**

Students Tatum Menon and Riley King gave an update on "Kindness is Contagious Week" activities which included a movie night, an ice skating community event, Lion's Club Parade, and teacher appreciation.

Randy Spydell spoke of and showed a video on approval voting.

Bruce Lohmiller spoke of the Catholic Outreach Day Center extending their hours, Night Patrols, and media ethics.

Richard Swingle gave a PowerPoint Presentation about transparency in municipal government.

**City Manager Report**

City Manager Greg Caton spoke of the branding process and encouraged people to attend the upcoming sessions (directed people to the website for dates and times), neighborhood meetings across the community past and future (April 6<sup>th</sup> at Appleton Elementary and April 30<sup>th</sup> at 6:00 p.m. at East Middle School), and announced the City received a certificate of achievement for excellence in financial reporting for the 35<sup>th</sup> year in regards to the City’s Comprehensive Annual Financial Report.

**Council Reports**

Councilmember Stout said the Arts Commission grant selections will be announced soon and reported the Downtown Development Authority and Downtown Grand Junction Business Improvement District have their retreat March 5<sup>th</sup>. She spoke of her visit to Algeria and expressed her appreciation for the hospitality received there.

Councilmember Wortmann spoke of his visit to the State Capital with the Chamber of Commerce and how well Grand Junction was represented.

**CONSENT AGENDA**

Councilmember McDaniel abstained from voting on item 4.a. because of his role on the Grand Junction Regional Airport Authority Board who may also be applying for a Federal Mineral Lease Grant for the customs and border protection office that would support a foreign trade zone.

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

**1. Approval of Minutes**

- a. Minutes of the February 19, 2020 Executive Session
- b. Minutes of the February 19, 2020 Regular Meeting

**2. Set Public Hearings**

- a. Legislative

- i. Introduce an Ordinance to Add a Horizon Drive Zoning Overlay to the Zoning and Development Code as Title 27 of the Municipal Code and Set a Public Hearing for March 18, 2020
  - ii. Introduce an Ordinance to Amend the North Seventh Street Historic Residential District Guidelines and Standards (Title 26) Regarding the Process and Application for the Demolition of Accessory and Contributing Structures and Set a Public Hearing for March 18, 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 for April 15, 2020 on Such Annexation, Exercising Land Use Control, and Introducing a Proposed Annexation Ordinance for the Barnes Electric Annexation of 0.521 Acres Located at 2806 ½ Perry Drive
  - ii. Introduce an Ordinance Zoning the Barnes Electric Annexation I-1 (Light Industrial), Located at 2806 ½ Perry Drive, and Setting a Public Hearing For April 15, 2020

**3. Contracts**

- a. Contract with Carollo Engineers, Inc. to Develop the 2020 Persigo Wastewater Treatment Plant Master Plan

**4. Resolutions**

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for the Grand Junction Police Department Firing Range Facility Improvement Project

**5. Other Action Items**

- a. Consider a Request by the City of Grand Junction Public Works Department for a Special Permit to Establish a Materials Storage and Transfer Site on a Portion of a 74.83 Acre Parcel Zoned CSR (Community Services and Recreation) Located at 2620 Legacy Way

**REGULAR AGENDA**

**An Ordinance Amending 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**

The Community Development Director is proposing amendments to sections of 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.” Mobile food vendors currently operate in the City of Grand Junction under a variety of regulatory approaches. Mobile food vendors operating on a site for less than four months are subject to the City’s Temporary Use Permit requirements, however, clarifications are proposed to help address the transient nature of these vendors. In addition, staff has identified a need to clarify regulations for mobile food vendors operating on private property for periods exceeding four months. Staff is proposing to establish “mobile food vendors” and “mobile food vendor courts” as principal land-use categories with use-specific standards, to be allowed in a range of non-residential districts and conditionally-allowed in certain high-density residential districts. Mobile food vendors would thereby be required to participate in a site plan review designed to mitigate any negative impacts associated with their operations such as traffic congestion and parking. Existing measures in place for regulating mobile food vendors operating during special events would not be affected by the proposed text amendments.

Associate Planner Lance Gloss presented this item.

Conversation ensued regarding the workshops that were held at the business incubator (discussions with the public in creating the proposed regulations), application of the regulations to block parties (private parties would generally not allow mobile vendors and if on public property, would be considered a special event), and disposal of wastewater enforcement.

The public hearing was opened at 6:43 p.m.

There were no public comments.

The public hearing was closed at 6:43 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4908, 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, on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call vote with Councilmember Andrews voting no.

**An Ordinance for Supplemental Appropriations for a Wastewater Master Plan**

This request is to appropriate funds and authorize spending for a Wastewater Master Plan in the amount of \$576,000 for 2020. A supplemental budget appropriation will be necessary in the Joint Sewer Fund in order to fund this project. No formal action is required by Mesa County for this supplemental appropriation.

The Wastewater Master Plan will plan for the expansion of the wastewater treatment plant; serve as a companion document to the City’s updated Comprehensive Plan (currently in progress) to ensure adequate wastewater infrastructure for the 20-year planning horizon to support community growth; provide a master plan for the wastewater collection system;

identify capital improvements required for rehabilitation and replacement of existing infrastructure; and support an independent rate analysis study that must be completed by 2021 to comply with the 5-year frequency requirement.

Finance Director Jodi Romero presented this item and Utilities Director Randi Kim was present to answer questions.

The public hearing was opened at 6:47 p.m.

There were no public comments.

The public hearing was closed at 6:47 p.m.

Conversation ensued regarding the need to invest in the infrastructure because it is nearing capacity (80%) requiring Master Plan expansion plans.

Councilmember Wortmann moved to adopt Ordinance No. 4909, an ordinance making Supplemental Appropriations to the 2020 Budget of the City of Grand Junction, Colorado Joint Sewer Fund for the year beginning January 1, 2020 and ending December 31, 2020 on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

### **Contracts - Intergovernmental Agreement (IGA) with Mesa County for Stormwater Quality Management Services**

With the pending dissolution of the 5-2-1 Drainage Authority in March, Mesa County has offered to provide stormwater quality management services for Palisade, Fruita, and Grand Junction. The proposed Intergovernmental Agreement defines the terms, conditions, and responsibilities between the City and Mesa County.

Public Works Director Trent Prall presented this item.

Conversation ensued regarding the tracking and reporting of permits (annual review is outlined in the IGA), feasibility of annual adjustments as needed, 120-day termination without cause clause, capacity issues, and cost structure stability for the three-year term.

Councilmember Wortmann moved to authorize the City Manager to sign the Intergovernmental Agreement for Stormwater Quality Management Services. Councilmember Andrews seconded the motion. Motion carried unanimously by roll call vote.

### **Contract for Stocker Stadium Track Replacement**

The Stocker Stadium Track was originally installed in 2002 and repainted in 2013. The track surface has far exceeded its life expectancy and the asphalt is heaving and cracking in many places. Currently the track hosts all School District 51 high school and middle school track events, Colorado Mesa University track practices, graduations, Special Olympics local and

state games, and is open to the public Monday through Friday for general use. The track surface will be replaced with a new 2-layer embedded track surfacing. The existing track will be removed, and the asphalt will be prepped for the new surfacing. Once resurfacing is completed, the track will be striped for high school and collegiate competition.

In addition to the City of Grand Junction, funding for this project will come from stadium partners including the Parks Improvement Advisory Board and School District #51. If approved, this project will be scheduled to begin in mid-June after the Special Olympics State Meet and before the first football game (mid-August).

Parks and Recreation Director Ken Sherbenou presented this item.

Conversation ensued regarding the contributions toward the project's cost by the entities that utilize the track (there is heavy usage by entities previously listed because there are no other competitive tracks), the timing of the project (lowest utilization time), and the expectation that the partners come together to collaborate on projects that benefit the entire community.

Councilmember Andrews moved to authorize the Purchasing Division to enter into a contract with Renner Sports Surfaces in the amount of \$326,500 for replacement of the track at Stocker Stadium. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

### **Non-scheduled Citizens & Visitors**

Scott Beilfuss spoke about the Redlands Neighborhood meeting held the night before and outlined some of the concerns that were voiced.

### **Other Business**

City Manager Caton clarified information regarding the neighborhood meeting held in the Redlands including future plans for the 37-acre plot that Council moved funds from the Golf Fund to the General Fund as well as the adjustments made to the format of the neighborhood meeting per the public's feedback (instead of breakout sessions, they kept the group together and allowed them the opportunity to ask questions of Staff).

### **Adjournment**

The meeting was adjourned at 7:26 p.m.

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Wanda Winkelmann, MMC  
City Clerk