

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

**April 15, 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 15<sup>th</sup> day of April 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. Councilmember Andrews led the Pledge of Allegiance which was followed by a moment of silence.

**Proclamations**

**Proclaiming April 25, 2020 as Arbor Day in the City of Grand Junction**

Councilmember Wortmann read the proclamation.

**Proclaiming Grand Junction Regional Communication Center 9-1-1 Emergency Dispatchers as First Responders in the City of Grand Junction**

Councilmember Norris read the proclamation.

**Citizen Comments**

Scott Beilfuss submitted a comment regarding the Charter Communications cable franchise agreement.

Kim Kraich submitted a comment regarding the emergency declaration extension.

**City Manager Report**

City Manager Caton reported that the City will be delivering seedlings to those residents that request them, lauded the City's Emergency Dispatchers for their service, gave an update on short term rentals regarding COVID, reminded community members not to congregate at trailheads and to practice social distancing.

**Council Reports**

Council President Taggart shared the social proclamations that were issued including Teacher Appreciation Month and National Huntington's Disease Awareness Month.

Councilmember Stout gave an update on the Downtown Development Authority and Business Improvement District.

Councilmember McDaniel reported the Grand Junction Regional Airport received \$5.7 million from the CARES Act.

Councilmember Wortmann gave an update on the Grand Junction Economic Partnership.

Council President Taggart thanked the City Manager and communication team for the daily COVID briefings and to KKCO and Mesa County Public Health for their work in the distribution of information.

**CONSENT AGENDA**

Councilmember Wortmann moved to approve Consent Agenda Items #1 - #6. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Minutes of the April 1, 2020 Regular Meeting
- b. Minutes of the April 6, 2020 Special Meeting

**2. Set Public Hearings**

a. Legislative

- i. Introduction of an Ordinance Amending the Grand Junction Municipal Code Title 21, Zoning and Development Code to Revise Sections Related to Drinking Establishments and Other Similar Uses and Set a Public Hearing for May 6, 2020
- ii. Introduction of an Ordinance Making Supplemental Appropriations for 2020 and Set a Public Hearing for May 6, 2020

b. Quasi-judicial

- i. Introduction of an Ordinance Rezoning Three Properties Totaling 10.86 Acres from R-1 (Residential - 1 du/ac), R-E (Residential - Estate), and R-R (Residential - Rural) Zone Districts to an R-2 (Residential - 2 du/ac) Zone District Located at 2574 and 2576 Tahoe Drive and an Adjacent Unaddressed Property and Set a Public Hearing for May 6, 2020

### 3. Contracts

- a. Contract with Transportation Resource Services, Inc. dba TRS Corp (as the Primary Provider), and HDR Engineering, Inc. (as the Secondary Provider) for Ballot Initiative 2A Transportation Capacity Expansion Professional Right-of-Way Acquisition Services

### 4. Resolutions

- a. A Resolution Authorizing Lease of Somerville and Anderson Ranches Property to VanWinkles Ranch, LLC
- b. Resolutions Authorizing Dry Grazing Leases of City Properties South of Whitewater to Sallie Marie Smith and Zane Baldwin and a Resolution Authorizing a Lease of City Property in Whitewater for Radio Broadcasting to MBC Grand Broadcasting, Inc. (KNZZ Radio)
- c. A Resolution Concerning the Issuance of a Revocable Permit to 2H Mechanical, LLC to Allow for Portions of Parking Stalls to Encroach upon the Valley Court Right-of-Way Adjacent to 757 Valley Court

### 5. Continue Public Hearings

- a. An Ordinance to Renew the Cable Franchise Agreement with Spectrum, Pacific West, LLC, Locally Known as Charter Communications -  
**Continued to May 6, 2020**

### 6. Other Action Items

- a. A Supplemental Ordinance to Appropriate \$500,000 from the City General Fund Reserve to Support the City's #GJStrong Fund - **This proposed ordinance was approved as an emergency ordinance by unanimous City Council action at a duly noticed meeting on April 6, 2020. The City Council will take no further action.**
- b. A Supplemental Ordinance to Appropriate \$2,200,000 from the City General Fund Reserve to Support the City's Economic Stimulus and Recovery Response Fund - **Cancelled**

**REGULAR AGENDA****An Ordinance Amending 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**

Staff has identified an opportunity to simplify and streamline the Section 26.32 of the City's Development Regulations pertaining to demolition of accessory structures in the North Seventh Street Historic Residential District Guidelines and Standards, by proposing deletion of some requirements that an application for a Certificate of Appropriateness (COA) for demolition in the historic district must currently meet.

Senior Planner Landon Hawes noted the presentation was published online and was available to answer questions.

There were no public comments received on this item.

Councilmember Wortmann moved to adopt Ordinance No. 4910, an ordinance amending the North Seventh Street Historic Residential District Guidelines and Standards, Section 26.32 of the Zoning and Development code, amending regulations regarding demolition of structures on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance Adding a Horizon Drive Zoning Overlay to the Zoning and Development Code as Title 27 of the Municipal Code**

The Horizon Drive Business Improvement District (BID) has requested the creation of a zoning overlay in order to develop a distinct identity for the Horizon Drive District as a gateway to Grand Junction. This identity should reflect a high quality of site design, site improvements, building architecture, and pedestrian safety that will complement the level of development that has been accomplished by the City and BID that made Horizon Drive a complete street. Additionally, the corridor seeks to make private improvements that accommodate multiple modes of travel and provide/promote pedestrian spaces that emphasize public interaction in gathering areas and around public art. The standards included in this overlay would also work to enhance walkability, create a unifying architectural theme, and help set minimum standards for design and development of properties within the Horizon Drive area.

Senior Planner Landon Hawes noted the presentation was published online and was available to answer questions.

There were no public comments received on this item.

Councilmember Pe'a moved to adopt Ordinance No. 4911, an ordinance amending the Grand Junction Municipal Code relating to zoning and development in the Horizon Drive District on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

**A Resolution Accepting the Petition for Annexation of 0.521 Acres of Land and Ordinances Annexing and Zoning the Barnes Electric Annexation to I-1 (Light Industrial), Located at 2806 1/2 Perry Drive**

The Applicant, Don Barnes, is requesting to annex 0.521-acres located at 2806 ½ Perry Drive. There is no publicly dedicated right-of-way proposed with this annexation request; however, upon further development of the property, the applicable rights-of-way will be dedicated. The subject property contains a temporary modular structure, but is otherwise vacant. The owner is requesting annexation in anticipation of a future office/storage building being constructed on site, which constitutes "annexable development" and as such is required to annex in accordance with the Persigo Agreement.

Senior Planner Landon Hawes noted the presentation was published online and was available to answer questions.

Conversation ensued regarding the property requested for annexation as well as the surrounding properties.

There were no public comments received for this item.

Councilmember Wortmann moved to adopt Resolution No. 21-20, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Barnes Electric Annexation, located at 2806 ½ Perry Drive, is eligible for annexation, Ordinance No. 4916, an ordinance annexing territory to the City of Grand Junction, Colorado, Barnes Electric Annexation, approximately 0.521 acres, located at 2806 ½ Perry Drive on final passage and ordered final publication in pamphlet form and Ordinance No. 4917, an ordinance zoning the Barnes Electric Annexation to I-1 (Light Industrial), located at 2806 ½ Perry Drive on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motions. Motions carried by unanimous roll call vote.

**Other Action Items - Items Relating to the Emergency Declaration**

**Extension of Emergency Declaration**

The purpose of this item is to ratify the extension of the emergency declaration due to COVID-19 (coronavirus).

City Manager Greg Caton presented this item.

Conversation ensued regarding the original ordinance and who has the authority to issue and extend the declaration.

Councilmember Norris moved to ratify the extension of the local emergency regarding COVID-19 (Coronavirus disease 2019) to May 6, 2020. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

**A Resolution Amending Council's Electronic Meeting Participation Policy**

The purpose of this item is to amend the City Council policy regarding electronic meeting participation to permit all members of City Council to participate electronically.

City Attorney John Shaver presented this item.

Conversation ensued regarding technological challenges to accomplish 100% virtual meetings, the current requirement of three Councilmembers being present, broadband infrastructure issues, and the need for testing.

Councilmember Wortmann moved to adopt Resolution No. 22-20, a resolution amending Resolution No. 14-20 regarding telephone and electronic participation in City Council Meetings Policy. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**Consider Expenditure of New HUD CDBG-CV Funds that have been Allocated to the City of Grand Junction in the Amount of \$275,976**

The City of Grand Junction has received a special allocation of Community Development Block Grant (CDBG) funds via the 2020 CARES Act (CDBG-CV) to be used to prevent, prepare for and respond to the coronavirus (COVID-19) in the amount of \$275,976. The funds must be used to respond to COVID-19 impacts. The funds may be expended immediately upon amendment of the 2019 CDBG Annual Action Plan to include use of the CDBG-CV funds.

Principal Planner Kristen Ashbeck presented this item.

Conversation ensued regarding the option of working with Western Colorado Community Foundation (WCCF) to determine a process of application and distribution of the funds, possibility of using other CDBG funds for COVID related needs of organizations, using the recommendations of Staff for expenditures (minus emergency medical, business loans and grants) and the possibility of asking applicants to affirm they haven't already applied for other federal funds.

**Introduction of an Ordinance to Make a Supplemental Appropriation of \$500,000 from the City General Fund Reserve to Support the HomewardBound Homeless Shelter and the #GJStrong Fund in the City of Grand Junction, Colorado and Set a Public Hearing for May 6, 2020**

The purpose of this item is to introduce an ordinance allocating \$200,000 towards expenses that will be incurred by HomewardBound Homeless Shelter in caring for homeless persons that have been directly or indirectly impacted by COVID-19 in the City of Grand Junction. Adopting this ordinance will also provide an additional \$300,000 to the Western Colorado Community Foundation for expenditure related to providing basic needs of food and shelter.

Conversation ensued regarding the option of lowering the amount of the appropriation (it can be reduced at second reading, but not increased from the noticed amount), and

HomewardBound's requested amount.

Scott Beilfuss submitted a comment on this item regarding efficient use of funds.

Councilmember Wortmann moved to introduce and pass for publication an ordinance making a supplemental appropriation of \$500,000 and amending the 2020 City budget to include assistance to HomewardBound Homeless shelter in the amount of (\$200,000), and the #GJSTRONG Fund (\$300,000) for basic food and housing and to set a public hearing on the ordinance for May 6, 2020. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

**Introduction of an Ordinance to Make a Supplemental Appropriation of \$540,000 from the City General Fund Reserve to Support the City's Business Stabilization and Recovery Fund in the City of Grand Junction, Colorado and Set a Public Hearing for May 6, 2020**

The purpose of this item is to introduce an ordinance for expenses directly and indirectly related to forestalling foreclosure, rental assistance and temporary mitigation of other financial impacts on businesses in the City of Grand Junction.

City Manager Greg Caton presented this item.

Conversation ensued regarding the need to reconcile the ordinance amount to the business incubator's proposal, making businesses stronger in this process by collaborating with the business incubator, possible shortfall in meeting the need, and the importance of helping small businesses of the community with the amount allotted.

Councilmember Andrews moved to introduce and pass for publication an Ordinance making a supplemental appropriation of \$540,000 and amending the 2020 City budget to include the Business Stabilization and Recovery Assistance Fund in the amount of the supplemental appropriation and to set a public hearing on the ordinance for May 6, 2020. Councilmember Wortmann seconded the motion. Motion carried by roll call vote with Councilmember McDaniel voting no.

**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 8:08 p.m.

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Wanda Winkelmann, MMC  
City Clerk