

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

**May 20, 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 20<sup>th</sup> day of May 2020 at 6:01 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout and Council President Duke Wortmann. Councilmember Rick Taggart was absent.

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

Council President Wortmann called the meeting to order. Councilmember Pe'a led the Pledge of Allegiance which was followed by a moment of silence.

**Proclamations**

**Proclaiming May 17 - 23, 2020 as Emergency Medical Services Week in the City of Grand Junction**

Councilmember Norris read the proclamation. City of Grand Junction Fire Department Chief Ken Watkins thanked City Council.

**Appointments**

**Appointment to the 2020 Parks, Recreation, and Open Space (PROS) Master Plan Advisory Committee**

Councilmember Andrews moved to appoint the following to the 2020 Parks, Recreation and Open Space (PROS) Master Plan Advisory Committee: Micah Adams, Bennett Boeschenstein, Kevin Bray, Paul Cain, Cindy Enos-Martinez, Josh Niernberg, Shaun Howe, Derek Wagner, Barbara Zind, Ted Ciavonne, Libby Collins, Kylie Holley, Joy Hudack, Andrey Krievies, Diane Schwenke, Danette MacMillan, William Findlay, Brandon Stam and Kyle Gardner. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

**Certificates of Appointment**

**To the Horizon Drive Association Business Improvement District**

Councilmember Andrews recognized the new Horizon Drive Association Business Improvement District Board members Brian Burford and Kevin Harrison.

**Citizen Comments**

There were none.

**City Manager Report**

City Manager Greg Caton provided an update on the City's revenue and how the COVID-19 crises is affecting the 2020 Budget.

**Council Reports**

Councilmember Stout reported no board/commission meetings have been held since her last report.

Councilmember Andrews announced the legislative session will start next week.

Councilmember McDaniel encouraged citizens to join the May 28<sup>th</sup> Joint City of Grand Junction/Mesa County/Grand Junction Regional Airport Authority Board Meeting via Zoom when the co-sponsorship grant process will be discussed.

Councilmember Norris attended Grand Valley Transit (GVT) meetings where they decided to implement public health requirements of mask wearing and six-foot distancing. The distancing requirement reduces the number of allowed passengers and therefore affects revenue. However, GVT received \$5.4 million in COVID-19 funds which has helped maintain services.

Mayor Wortmann attended the Grand Junction Economic Partnership meeting where it was announced companies are still looking at the area with four to make announcements soon.

**CONSENT AGENDA**

Councilmember Norris moved to adopt Consent Agenda items #1 - #6. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**1. Approval of Minutes**

- a. Minutes of the May 6, 2020 Regular Meeting
- b. Minutes of the May 11, 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 Regarding the Requirements for Conducting Neighborhood Meetings and Set a Public Hearing for June 1,

2020

- b. Quasi-judicial
  - i. Introduction of an Ordinance Amending the Comprehensive Plan Changing the Future Land Use Map Designation for a Property of 5.26 Acres from the Commercial and Commercial/Industrial Future Land Use Designations to the Downtown Mixed Use Future Land Use Designation and Rezoning said Property of 5.26 Acres from a C-2 (General Commercial) Zone District to a R-24 (Residential - 24 du/ac) Zone District Located at 630 South 7th Street and Set a Public Hearing for June 1, 2020
  - ii. 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 Redlands 360 Annexation of 237.57 Acres, Located South of the Redlands Parkway/Highway 340 Intersection and Set a Public Hearing for July 1, 2020
  - iii. Introduction of an Ordinance to Vacate a 25-Foot-Wide by 400 Lineal Foot Portion of the Undeveloped 27 ½ Road Public Right-of-Way (ROW) Abutting the Eastern Property Line of the Property Located at Approximately 347 27 ½ Road and Set a Public Hearing for June 1, 2020
  - iv. Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) and Residential Medium (4 – 8 du/ac) to Village Center and a Rezone from R-E (Residential – Estate) to C-1 (Light Commercial) Located at 785 24 Road and Set a Public Hearing for June 1, 2020
  - v. Set a Hearing to Consider a Request by Grand Junction Land Company, LLC for Review of a Consolidated Service Plan for the Proposed Redlands 360 Metropolitan District Nos. 1-9
- c. Public Finance Agreement, First Amendment to Loan Agreements and Amending Ordinance 4881 Concerning the City of Grand Junction Dos Rios General Improvement District

### **3. Continue Public Hearings**

- a. Quasi-judicial
  - i. A Resolution Accepting the Petition for Annexation of 45.543-Acres of Land and Ordinance Annexing the Magnus Court Annexation, Located on the West End of Magnus Court - Continued to June 15, 2020

#### 4. Contracts

- a. National Junior College Athletic Association (NJCAA), the Grand Junction Baseball Committee and City of Grand Junction Junior College World Series Contract Extension 2020-2044

Partnership between the Grand Junction Baseball Committee, the National Junior College Athletic Association (NJCAA) and the City of Grand Junction has resulted in the Junior College (JUCO) World Series being played in the City of Grand Junction for the past 63 years. Cancellation of this year's tournament is not only a major disappointment for the community that looks forward to this signature event, but it is also a significant economic blow. However, 2020's tournament is only one year. We are planning for many more successful tournaments in the years ahead. After lengthy negotiations, the parties have agreed to a 25-year contract extension. If approved by Council, we will be able to announce this news in the one year that we have not been able to hold the tournament.

Parks and Recreation Director Ken Sherbenou presented this item and introduced National Junior College World Series Vice Chairman of Operations Bruce Hill and Operations Administrator Darren Coltrinari; they thanked City Council and the City for their partnership with this contract extension.

- b. Contract for 2020 CDBG - Safe Routes to Schools Project

#### 5. Resolutions

- a. Resolution Assigning City Councilmembers to Various Boards, Commissions, and Authorities
- b. A Resolution for the Issuance of a Revocable Permit to the Grand Junction Housing Authority to Install a Free-Standing Monument Sign within the N 15<sup>th</sup> Street Right-of-Way Adjacent to 3032 N 15<sup>th</sup> Street
- c. A Resolution Vacating a Publicly Dedicated 30-Foot-Wide Drainage Easement Located within Lots 1 through 11 and Tract F, Pear Park North Subdivision Filing 3 as Granted to the City of Grand Junction within the Original Tract C, Pear Park North Subdivision

#### 6. Other Action Items

- a. Grant Offer for CARES Act at the Grand Junction Regional Airport

**REGULAR AGENDA****A Resolution 1) Amending the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program to Include CDBG-CV Funds Received via the CARES Act and Allocate the Funds to Additional Activities; and 2) Amending the CDBG Citizen Participation Plan to Include Flexibilities Allowed by the Department of Housing and Urban Development (HUD)**

City Council considered an amendment to the 2019 Action Plan to include \$275,976 CDBG-CV funds and the activities and programs to which the funds will be allocated as new projects within the 2019 Plan related to COVID-19 recovery efforts. City Council also considered an amendment to the CDBG Citizen Participation Plan to allow flexibility by HUD for the expedited allocation and use of the CDBG-CV funds.

Principal Planner and CDBG Administrator Kris Ashbeck presented this item.

Clarification was made regarding the amended amount for Riverside Educational Center.

The public hearing opened at 6:36 p.m.

There were no public comments.

The public hearing closed at 6:36 p.m.

Councilmember Stout moved to adopt Resolution No. 28-20, a resolution amending the 2019 Program Year Action Plan as a part of the Grand Junction Five-year Consolidated Plan for the Community Development Block Grant (CDBG) Program and amending the CDBG Citizen Participation Plan pertaining to CDBG-CV funds. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance to Make a Supplemental Appropriation of \$300,000 from the City General Fund Reserve to Support the #GJStrong Fund in the City of Grand Junction, Colorado - Continued from May 6, 2020**

The purpose of this item is to adopt an ordinance allocating \$300,000 to the #GJStrong Fund provided to the Western Colorado Community Foundation for expenditure related to providing basic needs of food and shelter.

City Manager Greg Caton said staff recommend continuing this item.

Councilmember Stout moved to continue this item, an ordinance to make a supplemental appropriation of \$300,000.00 from the City General Fund Reserve to support the #GJStrong Fund in the City of Grand Junction, Colorado to the next regular Council meeting on June 3, 2020. Councilmember Pe'a seconded the motion. Motion carried by

unanimous roll call vote.

**An Emergency Ordinance Regarding Neighborhood Meetings and Alternative Hearing Procedures for Land Use Applications**

Emergency ordinances require a unanimous vote by the full Council; due to the absence of Councilmember Taggart this item was not heard.

**Introduction of an Ordinance Regarding Neighborhood Meetings and Alternative Hearing Procedures for Land Use Applications and Set a Public Hearing for June 3, 2020**

The purpose of this item is to amend the Zoning and Development Code to permit 1) neighborhood meetings to be conducted virtually and 2) alternative hearing procedures for quasi-judicial hearings.

City Attorney John Shaver presented this item.

Cheryl Ungar submitted a comment in favor of this item on May 6, 2020.

Richard Inman and Dan and Cheryl Wenzinger submitted comments against this item on May 6, 2020.

Councilmember Andrews moved to introduce Ordinance No. 4923, an ordinance to amend the Grand Junction Municipal Code regarding Neighborhood Meetings and to allow for alternative hearing procedures for Land Use Applications in the City of Grand Junction, Colorado and set a public hearing for June 3, 2020. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance Amending the Grand Junction Municipal Code Title 21 Zoning and Development Code Regarding the Keeping of Roosters**

Staff proposed amendments to sections of the Grand Junction Municipal Code (Code) Title 21 Zoning and Development Code to prohibit the keeping of roosters on properties of less than five (5) acres.

Associate Planner Lance Gloss presented this item.

Discussion included that this prohibition was designed to ease code enforcement issues and would not apply to phenotypic hens which crow like roosters.

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

There were no public comments.

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

Councilmember Pe'a moved to adopt Ordinance No. 4926, an ordinance amending Section 21.04.030 of the Grand Junction Municipal Code pertaining to animal regulations by implementing restrictions on the keeping of roosters on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance Amending Title 21 of the Grand Junction Municipal Code to Modify and Clarify Provisions Governing the Planned Development (PD) Zone District**

The Community Development Director proposed amendments to sections of the Grand Junction Municipal Code Title 21 Zoning and Development Code to modify and clarify provisions governing the Planned Development (PD) zone district. The amendments address deviation to standards allowed within a PD zone district and the schedule and validity of an approved Outline Development Plan (ODP).

Principal Planner Kris Ashbeck presented this item.

The public hearing opened at 7:04 p.m.

Ted Ciavonne of Ciavonne, Roberts and Associates spoke in favor of this item.

The public hearing closed at 7:05 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4927, an ordinance to amend Title 21 of the Grand Junction Municipal Code to modify and clarify Planned Development (PD) Zone Regulations on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance Amending the Planned Development (PD) Zoning and Outline Development Plan (ODP) for Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River between Hale Avenue and Near the 5th Street/Highway 50 Viaduct**

The City of Grand Junction as applicant requested approval of an amended Planned Development (PD) zoning ordinance and Outline Development Plan (ODP) to add approximately 8.4 acres of property to the Riverfront at Dos Rios Planned Development as well as an access point off the Riverside Parkway. In April 2019, the City approved Ordinance 4898 which included the ODP establishing uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. Since that time, the City acquired adjacent properties and there is a remnant parcel on the east side of Riverside Parkway also owned by the City that are requested to be included in the PD and ODP specifically located at 2600 Riverside Parkway; 603 Lawrence Avenue; 201, 205, 211 and 219 Hale Avenue; and 201 and 206 Lila Avenue.

Principal Planner Kris Ashbeck presented this item.

Discussion included that the newly acquired properties have been mitigated due to environmental issues and the City is still working through the "final/no action determination" process with the State; full environmental disclosures will be made available to future purchasers.

The public hearing opened at 7:15 p.m.

There were no public comments.

The public hearing closed at 7:15 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4928, an ordinance amending and replacing Ordinance 4849 to rezone to Planned Development (PD) and an Outline Development Plan (ODP) for the Riverfront at Dos Rios located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance to Vacate Seven Portions of Public Right-of-Way and a Resolution to Vacate a Public Sanitary Sewer Easement within the Proposed Riverfront at Dos Rios Development**

The City of Grand Junction as applicant requested 1) vacation of seven portions of public right-of-way that were previously platted or are adjacent to properties recently acquired by the City; and 2) vacation of a public sanitary sewer easement in order to facilitate development of the Riverfront at Dos Rios planned development.

Principal Planner Kris Ashbeck presented this item.

The public hearing opened at 7:21 p.m.

There were no public comments.

The public hearing closed at 7:21 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4929, an ordinance vacating previously platted public rights-of-way within the Riverfront at Dos Rios Development located along the northeast bank of the Colorado River between Hale Avenue and near the 5<sup>th</sup> Street/Highway 50 Viaduct on final passage and ordered final publication in pamphlet form and Resolution No. 29-20, a resolution vacating public easement within the Riverfront at Dos Rios Development located along the northeast bank of the Colorado River between Hale Avenue and the 5<sup>th</sup> Street/Highway 50 Viaduct. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.



**An Ordinance to Vacate an Approximate 30-Foot-Wide by 675-Foot-Long Portion of 29 5/8 Road Abutting the Northeastern Property Line of the Property Located at 359 29 5/8 Road**

The applicant, Terry DeHerrera, requested the vacation of an approximate 30-foot-wide by 675-foot-long portion of public right-of-way of 29 5/8 Road (0.525-acres) in anticipation of future residential subdivision development for the proposed Goose Downs Subdivision to be located at 359 29 5/8 Road. The request to vacate is consistent with the City's Comprehensive and Circulation Plans.

Senior Planner Scott Peterson presented this item.

Discussion included that this section retained the name of the closest street (29 5/8 Rd) even though it is not a straight through street and remains unpaved.

The public hearing opened at 7:29 p.m.

There were no public comments.

The public hearing closed at 7:29 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4930, an ordinance vacating a portion of the 29 5/8 Road right-of-way as identified within Reception Number 1988158 located adjacent to 359 29 5/8 Road on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**A Resolution of Notice of Intent to Create an Improvement District - Victor Drive Sanitary Sewer Improvement District SS-20 and Set a Public Hearing for July 1, 2020**

A successful petition has been submitted and signed requesting a Sewer Improvement District be created through the Septic System Elimination Program (SSEP) to construct a new sewer line on Victor Drive to serve two properties not currently connected into the sewer system.

Utilities Director Randi Kim presented this item.

The public hearing opened at 7:34 p.m.

There were no public comments.

The public hearing closed at 7:34 p.m.

Councilmember Andrews moved to adopt Resolution 30-20, a resolution declaring the intention of the City Council of the City of Grand Junction, Colorado to create within said City Victor Drive Sanitary Sewer Improvement District SS-20, authorizing the City Utility Engineer to prepare details and specifications for the same, and giving notice of a hearing and set a public hearing for July 1, 2020. Councilmember Pe'a seconded the motion.

Motion carried by unanimous roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

Councilmember Stout relayed citizen health safety concerns about City parks, specifically that of the new Las Colonias River Park.

City Manager Greg Caton said staff continues to educate the public regarding current health protocols.

**Adjournment**

The meeting adjourned at 7:39 p.m.

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Wanda Winkelmann, MMC  
City Clerk