

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

June 17, 2020

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 17th day of June 2020 at 5:58 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Rick Taggart and Council President Duke Wortmann.

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 Stout led the Pledge of Allegiance which was followed with an invocation by Anne Landman.

Presentations

"Safe Together, Strong Together", Colorado Mesa University's Return to Campus Update

Colorado Mesa University President Tim Foster and Assistant Professor/ Physician Assistant Program Director Dr. Amy Bronson updated Council on the University's return to campus plan for students.

Council Reports

Councilmember Pe'a apologized for comments made at the previous meeting and emphasized they were not directed toward the protest movement or its participants.

Councilmember Norris said Council received a lot of community emails and stressed how important it is for Council to hear from citizens because discrimination is a community issue that needs to be addressed with measurable goals to ensure positive change.

Councilmember Taggart apologized for not intervening in the conversation from the last meeting and noted it should have been held in private.

Councilmember Stout thanked the community for their support, encouragement and participation in local government, and commented on the progress the task force has made regarding membership and subcommittees which will also be announced at the Juneteenth event. She then provided updates on the Arts Commission which will resume meeting on June 24th and that the Downtown Development Authority reinstated parking charges on June 8th.

Council President Wortmann thanked Council for their comments.

Citizen Comments

Demetrius Davis thanked Councilmember Stout for the invitation to the June 3rd Council meeting, apologized to Councilmember Norris, said he felt the previous meeting lacked respect and encouraged progress.

Ryan Smith thanked Colorado Mesa University Head Football Coach Tremaine Jackson and City of Grand Junction Police Chief Doug Shoemaker for encouraging him. He expressed disappointment in City Council and asked Councilmember Pe'a to resign.

Matthew Crowe said racism is a cancer in our community and encouraged respect.

Jay Freeman said elected officials are leaders, asked to be added to the agenda and that Council release a formal position statement.

Jerry June was disappointed in local leadership and asked for unity.

Julie Deutsch thanked Council for the opportunity to speak and said that all people should be allowed to speak.

Cindy Enos-Martinez said, as former City Councilmember and Mayor, she understands the time demands and pressures of the office and encouraged Council to practice diligence, patience and discretion in order to move forward as a group and work through community issues.

Ta'lor Jackson felt there was a misunderstanding and asked to work with Council to find solutions.

Zac Grant was disappointed by the previous Council meeting and asked for action rather than apologies and requested Councilmember Pe'a and Mayor Wortmann step down.

Johnnie Marsh thanked Councilmember Stout and was disappointed in Council comments.

Richard Puter characterized the June 3rd Council meeting as an ambush and encouraged Council to hold the rule of law and make positive changes for the good of all.

Andy Sweet thanked Councilmember Stout and said better communication is needed to move forward.

Marc Coutu said he previously lived in Atlanta and felt out of area organizers spurred the local protests.

Amber Johnson felt the majority of people want equal rights for all and encouraged everyone

to work together to promote change and was disappointed in Council's comments.

Jennifer Hancock spoke about violent social media posts and encouraged civil decorum from Council and within the community.

John Whipple condemned discrimination within the community and called for action on the part of Council.

Ed Kowalski felt the protesters were intimidated.

Ireland Hayworth felt her generation is open minded and inclusive and thanked Council for the opportunity to speak.

Valerie Hansen called for decorum and implored people to listen to each other respectfully.

Richard Swingle provided a PowerPoint regarding the need to increase the detail in Council minutes and revert to detailed minutes.

Jacqueline Anderson expressed concerns regarding the previous meeting and made an appeal for everyone to be thoughtful and courteous and work together as people, not groups, for positive change.

Cassidy Gooding was pleasantly surprised by the big ideas of the gathering and said, in the world today, decorum allows for ideas to be expressed spontaneously.

Janell Johnson relayed her and her family's experience of discrimination within the community and school district and expressed concern that leaders are not fully vested in seeing change.

CONSENT AGENDA

Councilmember Andrews moved to adopt Consent Agenda items #1 - #3. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

1. Approval of Minutes

- a. Minutes of the June 1, 2020 Special Meeting
- b. Minutes of the June 3, 2020 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Consider a Request by Property Owners of the Arcadia North Subdivision to Rezone the Arcadia North Subdivision (10

Parcels) from R-4 (Residential, 4 Units/Acre) to R-5 (Residential, 5.5 Units/Acre) Located at 700 - 709 Caleb Street and Set a Public Hearing for July 1, 2020

3. Contracts

- a. Contract for Lunch Loop Trailhead Improvements
- b. CDBG-CV Subrecipient Agreements between the Counseling and Education Center, Community Food Bank, Eureka! McConnell Science Museum, Grand Junction Housing Authority, Grand Valley Catholic Outreach, Hilltop Community Resources, Inc., Marillac Clinic, Inc., Riverside Educational Center and STRiVE, and the City of Grand Junction
- c. Construction Contract for the 2020 Waterline Replacement Project

City Council took a break at 7:36 p.m.

The meeting resumed at 7:45 p.m.

REGULAR AGENDA

A Resolution to Approve a Consolidated Service Plan for the Proposed Redlands 360 Metropolitan Districts Nos. 1-9 Project which is Proposed to be Developed on Approximately 624 Acres South of the Redlands Parkway and Highway 340 Intersection

The applicant Redlands Three Sixty, LLC proposed the Redlands 360 Planned Development project to be constructed on 624 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 interchange, east of South Camp Road and west of Highway 340 and north of the Ridges/Redlands Mesa development on the south ("Service Plan Boundaries"). The Service Plan boundaries also encompass the Canyon Rim subdivision being developed in the southern portion of the site. The total combined area within the Consolidated Service Plan Boundaries is expected to be developed in eight phases with nine (9) proposed Title 32 metropolitan districts overlaying the eight phases. The overall project is to be coordinated by Redlands Three Sixty, LLC who is also the developer. The proposed development is to consist of 1,666 residential dwelling units, 30,000 square feet of commercial development, parks, trails, open spaces, a clubhouse and amenities.

Principal Planner Kris Ashbeck presented this item.

Discussion included that property owners within each district (9 districts, 8 construction phases) will be equitability taxed to provide for utility installation costs, the Service Plan and future Intergovernmental Agreements will stipulate specific requirements such as City overview to ensure compliance with City standards, this area is within the Persigo sewer boundary, the City currently has "land use jurisdiction" of the property and is able to adopt this Service Plan before annexation, and that metro districts are run by a board similar to a homeowners

association and are elected by the property owners which initially is the developer.

John Justus of Hoskin, Farina & Kampf represented the applicant and said these Districts have a good likelihood of success as they will use a phased approach dependent on the needs at the time of construction and subject to conditions. Other key considerations are if the Districts planned services are not currently being met and if the debt can be paid; at this time there are no other entities offering the planned services of this project and the developers have presented a sound financial plan.

The public hearing opened at 8:02 p.m.

Concerns were expressed by Mike Spangler regarding the proposed density of District No. 1 and Richard Swingle on possible commercial enterprises.

The public hearing closed at 8:10 p.m.

Councilmember Stout moved to adopt Resolution No. 34-20, a resolution approving the Service Plan for the Redlands 360 Metropolitan Districts Nos. 1-9 with the following conditions that shall be met prior to the Metropolitan District Nos. 1-9 Service Plan becoming effective and before the proposed Metropolitan District Nos. 1-9 may exercise the powers and authority described herein: Condition 1: A Development Plan be reviewed and approved by the City. The Development Plan shall constitute approved zoning to Planned Development (PD) with an approved Outline Development Plan consistent with the Grand Junction Municipal Code and an approved Preliminary Plan consistent with the Grand Junction Municipal Code for the Canyon Rim 360 portion of the districts. This requirement shall not preclude the submission of a Petition for Organization pursuant to Section 32-1-301, or the conduct of the required court hearings and organizational election pursuant to Sections 32-1-305 and 32-1-305.5 for one or more of the proposed Metropolitan Districts, and Condition 2: Approval and execution of an Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the Redlands 360 Metropolitan Districts. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance to Vacate Alley Public Right-of-Way within the R-5 Block Subdivision Amended on the Southeast Corner of 7th Street and Grand Avenue

The applicants Downtown Grand Junction Regeneration LLC, Peter Hopkinson Smith, Jr., Robert Wayne Traw and Robert Aaron Breeden requested vacation of the previously platted public alleyways within the R-5 Block Subdivision Amended subdivision on the southeast corner of 7th Street and Grand Avenue to clear encumbrances on the property for potential redevelopment. The request to vacate is consistent with the City's Comprehensive Plan and Circulation Plan.

Principal Planner Kris Ashbeck presented this item.

The public hearing opened at 8:15 p.m.

There were no public comments.

The public hearing closed at 8:15 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4941, an ordinance vacating alley public right-of-way within the R-5 Block Subdivision Amended located on the southeast corner of 7th Street and Grand Avenue on final passage and ordered final publication in pamphlet form. Councilmember Norris 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 June 3, 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.

Councilmember Andrews asked City Manager Greg Caton if this item should be continued or if the purpose of this item will be addressed by the allocation of the CARES Act funds.

City Manager Greg Caton said due to Council passing other ordinances supporting the community and the possibility of those funds being reimbursed through the local CARES Act distribution, he recommended presenting Council with new information in the future regarding needs at that time. He also noted, to date, Western Colorado Community Foundation has not recommended additional funding and any funding not utilized would be returned to the City.

The public hearing opened at 8:24 p.m.

There were no public comments.

The public hearing closed at 8:24 p.m.

Councilmember Stout moved to deny Ordinance No. 4925, 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. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Emergency Ordinance to Amend the Grand Junction Municipal Code Regarding the Grand Junction Parks and Recreation Advisory Board Membership

The purpose of this item is to amend the Grand Junction Municipal Code to provide for the appointment of two additional members to the Grand Junction Parks and Recreation Advisory Board.

City Attorney John Shaver presented this item and explained that the City Charter enables the

Council to determine if this item constitutes an emergency.

Discussion ensued regarding if this item should be considered as an emergency ordinance.

City Council did not have consensus to consider this item as an Emergency Ordinance.

Introduction of an Ordinance to Amend the Grand Junction Municipal Code Regarding the Grand Junction Parks and Recreation Advisory Board Membership and Set a Public Hearing for July 1, 2020

Councilmember Andrews moved to introduce an ordinance to amend the Grand Junction Municipal Code regarding the Grand Junction Parks and Recreation Advisory Board Membership 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

Richard Swingle requested Council “slow down” regarding tomorrow’s workshop on the Redlands 360 fiscal impact report since it was just made available yesterday.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:33 p.m.

Wanda Winkelmann, MMC
City Clerk