

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

July 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 15th day of July 2020 at 6:00 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 Stout recognized student Khalil Adams Perry and then led the Pledge of Allegiance which was followed by a moment of silence.

Proclamation

Proclaiming August 3 - 9, 2020 as Interfaith Awareness Week in the City of Grand Junction

Councilmember McDaniel read the proclamation. Grand Valley Interfaith Network Chair Reverend Carla Ryan spoke about different beliefs and thanked City Council.

Certificates of Appointment

To the Urban Trails Committee

Councilmember Andrews recognized recently appointed Urban Trails Committee members Bob Doyle, Stephen Meyer, Ross Mittelman, Diana Rooney and Alisha Wenger.

To the Parks and Recreation Advisory Board

Councilmember Pe'a recognized recently appointed Parks and Recreation Advisory Board members William Findlay and Nancy Strippel.

Citizen Comments

Bruce Lohmiller spoke about violence reports, using the former City Market on 1st Street as a homeless shelter and sales tax.

Lois Dunn thanked Council and staff for all their work.

Eric Niederkruger spoke about police reform.

David Hood read an excerpt from "Understanding Social Equity" by Chris Nani regarding legalizing cannabis.

Richard Swingle thanked City Council for their extensive time commitment and presented a PowerPoint that discussed Council's workload.

Brian Masters asked Council to bring citizens together in order to improve community relations by bridging the social gap.

Susan Potts encouraged everyone to respect each other and work together no matter their background.

Dustin Coren spoke in favor of the City legalizing cannabis.

Joanna Gibson spoke about the May 9th shooting of Jayne Thompson and asked Council to ensure policies protect citizens.

Tonya Wren encouraged Council to educate themselves on racism and said it is a long-term issue that needs to be addressed.

Matt Crowe thanked Council for their steps forward and encouraged more action.

John Whipple spoke against smoking and encouraged the use of multilingual signs and translators.

Lisa Frye spoke favorably of the Grand Junction Police Department and City Council.

David Wilkinson said everyone in our community is an American and supports local law enforcement.

Brandy Watters spoke in support of Council and local law enforcement and said citizens need to be the catalyst for change.

Samantha Barker said she witnessed racial inequality in the community.

City Manager Report

City Manager Greg Caton reported the City's May sales tax was down 8.3% and year-to-date it is down 6.4% which is much better than anticipated.

Council Reports

Councilmember Stout reported the Downtown Development Authority/Business Improvement District reviewed committee assignments and that two subcommittees of the yet to be named

“Task Force” addressing discrimination and inclusiveness met and worked on defining the groups mission/vision and structure to ensure all perspectives will be encompassed. She then thanked Council for agreeing to move the Council pre-meeting to the City Hall Auditorium which is a more accessible location.

Council President Wortmann was encouraged by the City Manager's sales tax update and recognized staff.

CONSENT AGENDA

Councilmember Norris moved to adopt Consent Agenda items #1 - #4. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the June 29, 2020 Workshop
- b. Minutes of the July 1, 2020 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of Ordinances Expanding the Boundaries for the Downtown Grand Junction Business Improvement District to Include Property Known as 863 Colorado Avenue into the Boundaries of the Business Improvement District and Introduce an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Property Known as 863 Colorado Avenue into the Boundaries of the Downtown Development Authority and Set a Public Hearing for August 5, 2020
 - ii. Introduction of an Ordinance for Supplemental Appropriations and Set a Public Hearing for August 5, 2020
- b. Quasi-judicial
 - i. Consider a Request by Foothills Housing 2, LLC to Review a Service Plan for the Proposed West Junction Metropolitan District and Set a Public Hearing for August 5, 2020
 - ii. Introduction of an Ordinance by the City of Grand Junction to Amend Ordinance 4929 Vacating Portions of Public Right-of-Way Within the Proposed Riverfront at Dos Rios Development and Set a Public Hearing for August 5, 2020

- iii. 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 Introduction of a Proposed Annexation Ordinance for the Airport North Boundary Annexation of 187.69 Acres, Located at Parcels 2705-154-00-003 and 2701-113-00-002 and Set a Public Hearing for September 2, 2020
- iv. Introduction of an Ordinance Amending Ordinance 4938 Annexing Territory to the City of Grand Junction, Colorado for the Annexation Known as the Magnus Court Annexation of 45.543-Acres, Located at the West End of Magnus Court and Set Second Reading for August 5, 2020

3. Contracts

- a. Construction Contract for the Riverfront at Dos Rios Phase II Project
- b. Purchase Order for PVC Pipe for Water Supply Line Replacement Projects

4. Resolutions

- a. A Resolution Authorizing Public Consumption and Communal Dining Areas in the Downtown Development Authority Boundary Within the City of Grand Junction
- b. A Resolution Authorizing the City to Approve a Grant Offer as a Co-sponsor with the Grand Junction Regional Airport Authority to Rehabilitate Runway 11/29 (design) and Rehabilitate Taxiway A (design)

REGULAR AGENDA

Public Hearing to Consider Funding the 2020 Community Development Block Grant (CDBG) Program Year, and Set a Public Hearing for Adoption of the 2020 Annual Action Plan for August 19, 2020

City Council received public input regarding the proposed activity and program allocations for the Community Development Block Grant (CDBG) 2020 Program Year. The City will receive \$469,134 for the 2020 Program Year that will begin once the 2020 Annual Action Plan has been completed and funds released by the Department of Housing and Urban Development (HUD).

Principal Planner/CDBG Administrator Kris Ashbeck presented this item.

Discussion included how necessary these funds are for non-profit organizations and how important their work is within the community.

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

Antonio Clark felt a recreation center would greatly benefit kids and should be considered.

Counseling and Education Center Executive Director Chris Mueller thanked Council and Ms. Ashbeck for their support and said counseling is an important need in the community.

HopeWest Vice President of Development Debbie Horwitz thanked Council and said counseling and therapy are making an immeasurable difference.

The public hearing closed at 7:08 p.m.

Councilmember Pe'a moved to approve the proposed funding requests and set a public hearing for adoption of the 2020 Annual Action Plan for August 19, 2020. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Accepting the Petition for Annexation and an Annexation Ordinance for the Proposed Redlands 360 Annexation of 237.57 Acres, Located South of the Redlands Parkway/Highway 340 Intersection

Applicant Grand Junction Land Company, LLC requested to annex 237.57 acres located south of the Redlands Parkway/Highway 340 intersection. The subject property is vacant but is crisscrossed with recreational trails which the property owner has allowed the public to utilize for several decades. The requested annexation is in anticipation of developing this as well as adjacent parcels already within City limits as a Planned Development, which constitutes "annexable development" and as such is required to be annexed in accordance with the Persigo Agreement.

Principal Planner Kris Ashbeck presented this item.

BBC Research and Consulting Managing Director Kevin Williams provided a fiscal impact presentation.

Discussion included City impact fees (the rate, that they do not cover the cost of residential developments, how the fees are allocated and that Council determines the fee schedule), the public safety sales tax, and that growth increases City sales and use tax revenues which help even out development deficits.

The public hearing opened at 7:26 p.m.

Richard Swingle said City impact fees should be increased since they are too low to cover development costs.

Matt Honeycutt said citizens should not be responsible for development costs.

Evan Adolf spoke about the areas high rate of suicide and felt funds should be used to address social needs rather than development.

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

La Plata Communities Director of Special Projects Don Gravette expressed concerns regarding the BBC Research report's conclusion on the revenue deficit and sales tax figures and said the project should come close to paying for itself with the economic stimulus produced and that, as a metropolitan district, the infrastructure will be paid for by the district.

City Manager Greg Caton said the one-time deficit could balance out with the Use Tax; more concerning is the \$1.3 million deficit incurred over the life of the development. He also noted metro districts could reduce City costs, but only if they replace City services, specifically police and fire or if there is an agreement regarding the property mil rate.

Councilmember Andrews moved to adopt Resolution No. 44-20, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Redlands 360 Annexation, located north of the Redlands Parkway/Highway 340 intersection, is eligible for annexation; and Ordinance No. 4944, an ordinance annexing territory to the City of Grand Junction, Colorado, Redlands 360 Annexation, approximately 237.57 acres, located south of the Redlands Parkway/Highway 340 intersection on final passage and ordered final publication in pamphlet form.

Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Items Relating to Fire Station 3 Replacement: 1) Resolution Authorizing a Land Exchange with Mesa County Valley School District 51 and 2) Resolution Authorizing a Grant Request through the Colorado Department of Local Affairs

The Fire Department planned a major remodel or replacement of Fire Station 3 located at 582 25 ½ Road as it has reached the end of its useful life. The City will benefit from Station 3 remaining near its present location as it provides an acceptable response time to many existing and growing areas of the City. Staff proposed building a new station just to the south of the current location on property owned by Mesa County Valley School District 51 and applying for a grant to assist with funding the design and construction of the replacement station.

This is a two-part request for a) authorization to complete a land exchange with Mesa County Valley School District 51 and b) authorization to submit a grant request to the Colorado Department of Local Affairs for a Tier II Energy Impact Grant of \$1 million. The required supplemental appropriation is included as a separate item on this agenda with the second reading set for August 5, 2020.

Fire Chief Ken Watkins presented this item.

Discussion included that this project cannot be funded by the First Responder Tax and there are safety and employee separation issues at the current facility.

Citizen comments opened at 8:04 p.m.

There were no citizen comments.

Citizen comments closed at 8:04 p.m.

Councilmember Stout moved to adopt Resolution No. 45-20, a resolution ratifying and authorizing the exchange of real property between the City of Grand Junction and Mesa County Valley School District 51. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Councilmember Stout moved to adopt Resolution No. 46-20, a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs' Energy and Mineral Impact Assistance Program for the replacement of Fire Station 3. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote

Deed of Conservation Easement - 2312 Monument Road

Colorado West Land Trust (CWLT) and the City of Grand Junction partnered to acquire a 20-acre parcel in the Monument Road Corridor. A Great Outdoors Colorado (GOCO) grant announced in March 2020 covered most of the cost. This land is required to build the second phase of the Monument Connect Trail, linking the Lunch Loop Trailhead to South Camp Road. Phase II is a future capital project that will be competitive in future funding cycles with GOCO and others. This Conservation Easement, a GOCO requirement, is being placed on the property in anticipation of the CWLT deeding the property to the City of Grand Junction.

Parks and Recreation Director Ken Sherbenou presented this item.

Councilmember McDaniel disclosed he was previously a member on the CWLT Board while this item was being discussed.

CWLT Project Manager Libby Collins explained the property was to be developed by owner Olan Clark and CWLT approached him regarding this property for trail access.

Citizen comments opened at 8:13 p.m.

There were no citizen comments.

Citizen comments closed at 8:13 p.m.

Councilmember Pe'a moved to adopt Resolution No. 47-20, a resolution authorizing a conservation easement for approximately 21 acres of land at 2312 Monument Road for the ongoing development of the Monument Road Trail and other recreation and conservation activities and uses. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Richard Swingle expressed concerns regarding safety protocols at Council meetings.

Other Business

Councilmember McDaniel thanked the City Clerk's Office for organizing/coordinating the meeting.

Adjournment

The meeting adjourned at 8:16 p.m.

Wanda Winkelmann, MMC
City Clerk