

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

September 16, 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 16th day of September 2020 at 5:30 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 Selestina Sandoval.

Council President Wortmann called the meeting to order and Fruita 8-9 student Margaret Thoele led the Pledge of Allegiance which was followed by a moment of silence.

Citizen Comments

Bruce Lohmiller spoke of concerns with the Veteran's Administration, the Mesa County Valley School District #51 Board Meeting, and California wildfires.

Richard Puter spoke of an incident in California regarding the shooting of officers and called for City Council to support police officers, firefighters, and local citizens.

Eric Niederkruger read a letter he wrote to sister city El Espino, El Salvador and invited interaction with Councilmembers to work to improve our community.

Matt Crowe left a citizen comment via voicemail regarding his desire for In and Out Burger to come to Grand Junction and his concern of threats against local groups.

Proclamations

Proclaiming September 16 - October 15, 2020 as Hispanic Heritage Month in the City of Grand Junction

Councilmember Stout read the proclamation. Sonia Gutierrez, Jorge Pantoja, and several others were present to accept the proclamation.

Proclaiming September 16 - October 31, 2020 as Random Acts of Kindness Days in the City of Grand Junction

Councilmember Pe'a read the proclamation. Kevin Barclay, Andrew Escamilla, and Andy

Sweede were present to accept the proclamation and inform the public of this campaign (social media, 211, and NAMI - National Alliance on Mental Illness websites).

Appointments

To the Planning Commission and the Zoning Board of Appeals

Councilmember McDaniel moved to appoint First Alternate Sam Susuras to the vacancy on the Planning Commission to fill an unexpired term until October 2022, appoint Second Alternate Ken Scissors to the vacancy on the Planning Commission to fill an unexpired term until October 2021, reappoint Keith Ehlers to the Planning Commission for a four year term expiring October 2024, to appoint Kim Kerk to the Planning Commission for a four year term expiring October 2024, to appoint Andrea Haitz to the Zoning Board of Appeals and 1st Alternate on the Planning Commission, and to appoint Sandra Weckerly to the Zoning Board of Appeals and 2nd Alternate on the Planning Commission both for terms expiring October 2021. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

Council Reports

Councilmember Stout gave an update of the Grand Valley Task Force (broke into seven working groups to identify systemic racism).

Councilmember Taggart spoke of the Grand Junction Housing Authority needing \$2 million for meth remediation on several properties.

Council President Wortmann gave a report on the Grand Junction Economic Partnership, the Gallagher Amendment and de-Brucing.

CONSENT AGENDA

Councilmember Andrews moved to adopt Consent Agenda items 1-2. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the August 31, 2020 Workshop
- b. Minutes of the September 2, 2020 Regular Meeting

2. Contracts

- a. Construction Contract for the 2020 Sewer Line Replacement Project

REGULAR AGENDA

An Ordinance for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a Rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a Total of 17.84-Acres, Located at 785 24 Road

The Applicant, Mallard View, LLC is requesting a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac – 14.90-acres) and C-1 (Light Commercial – 3.16-acres), in anticipation of future development. The requested R-8 and C-1 zone districts would be consistent with the Comprehensive Plan Future Land Use Map designations of Residential Medium (4 – 8 du/ac) and Village Center.

Senior Planner Scott Peterson presented this item.

The public hearing was opened at 6:22 p.m.

Nancy Miller spoke against this item noting concerns of the proposed high density and the mismatch between the development and the established rural Appleton neighborhood.

The public hearing was closed at 6:26 p.m.

Conversation ensued regarding concerns for the proposed density and the Planning Commission process before Council votes on such items.

Councilmember Pe'a moved to adopt Ordinance No. 4956, an ordinance amending the Comprehensive Plan Future Land Use Map of the City of Grand Junction from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center, and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a total of 17.84-acres, located at 785 24 Road on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Taggart and Council President Wortmann voting NO.

Contract - Purchase And Sale Agreement For Dos Rios Development

DR Devco is offering to purchase approximately 23 acres of vacant land within the Riverfront at Dos Rios General Improvement District. The proposed Purchase and Sale Agreement (PSA) is the document that states the final sale price and terms and conditions of purchase.

City Attorney John Shaver presented this item.

Conversation ensued regarding a potential timeline for this development, clarification of parcels, fee payments going through a title company, the repurchase right being subordinated space by space, and contracts being structured as not to bind future Councils.

At 6:58 p.m. the floor was opened to public comment.

There were no public comments.

The floor was closed to public comment at 6:59 p.m.

Councilmember Andrews moved to approve the Purchase and Sale Agreement between the City of Grand Junction and DR Devco, LLC. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Stephanie Vasconez spoke about Random Acts of Kindness and encouraged the public to donate items to GJ Mutual Aid.

Dennis Simpson urged Staff and Councilmembers set rules and expectations regarding the handling of violations of campaign finance law before the election.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:04 p.m.

Wanda Winkelmann, MMC
City Clerk