

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

January 6, 2021

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 6th day of January 2021 at 5:34 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout (virtual), Rick Taggart (virtual) and Council President Duke Wortmann.

Also present were City Manager Greg Caton, City Attorney John Shaver and Deputy City Clerks Janet Harrell and Selestina Sandoval.

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

Citizen Comments

There were none.

Proclamations

Proclaiming January 18, 2021 as Dr. Martin Luther King Jr. Day in the City of Grand Junction

Councilmember Pe'a read the proclamation. Dr. Martin Luther King, Jr. Celebration Committee Chair David Combs accepted the proclamation remotely.

Proclaiming the City of Grand Junction as an Inclusive City

Councilmember Taggart read the proclamation. Koinonia Church member Stan McNeese accepted the proclamation remotely.

City Manager Report

City Manager Greg Caton reported on the availability of COVID-19 vaccinations for eligible City employees and possible City locations for community inoculations.

Council Reports

Councilmember Stout reported that the Greyhound Bus terminal may move from the Downtown corridor.

Councilmember Norris attended the bus terminal discussion and said the Colorado Department of Transportation was also involved and they are looking for a location that would serve both Greyhound and the Bustang.

Council President Wortmann commented on some local economic impacts of COVID-19.

CONSENT AGENDA

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

1. Approval of Minutes

- a. Minutes of the December 14, 2020 Executive Session
- b. Summary of the December 14, 2020 Workshop
- c. Minutes of the December 16, 2020 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduce an Ordinance Amending Grand Junction Municipal Code Pertaining to Liquor Licensing Distance Requirements and Set a Public Hearing for January 20, 2021
 - ii. Introduce an Ordinance Referring a Ballot Proposition to the April 6, 2021 Regular Municipal Election Regarding the Amendment of Ordinance No. 4295 and Setting a Public Hearing for January 20, 2021
 - iii. Introduce an Ordinance to Make a Supplemental Appropriation of \$1,027,000 from the City General Fund Reserve for a COVID-19 Response Grant Fund to Aid Small Businesses, a Grant Program to Help Alleviate Hunger for Grand Junction Residents, and to Fund a Program to Assist Non-Profit Organizations and Set a Public Hearing for January 20, 2021

- b. Quasi-judicial
 - i. Introduce an Ordinance Amending the Planned Development Zoning and 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 and Set a Hearing for January 20, 2021

3. Contracts

- a. Authorization for the Purchase of Self-Contained Breathing Apparatus for the Fire Department and Acceptance of the Federal Emergency Management Agency Assistance to Firefighter Grant for the Purchase
- b. Authorize a Contract for the Culvert Replacement Construction Project

4. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2021 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. A Resolution Vacating Public Utility Easements within the Proposed Riverfront at Dos Rios Development
- c. A Resolution Authorizing Lease of Click Ranch Property to Dennis and Lora Wynn
- d. A Resolution Authorizing the Lease of Property Located at 1441 Winters Avenue

REGULAR AGENDA

An Ordinance Re-Adopting Ordinance No. 4859 and Amending the Sunset Clause for Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 ¼ Road in the City of Grand Junction

In 2019, Adrenaline Driven Adventure Company (business located at 750 ½ Horizon Drive that rents off-highway vehicles) requested City Council allow limited and specific use of certain City Streets to gain access to public lands north and east of the City. Ordinance No. 4859 includes a sunset provision to encourage Council review of the effectiveness of the ordinance while considering the general health, safety and welfare of the residents of the City.

City Attorney John Shaver presented this item.

The public hearing opened at 5:57 p.m.

There were no public comments.

The public hearing closed at 5:58 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4973, an ordinance re-adopting and amending the sunset clause for use of utility type vehicles (UTV's) on segments of Horizon Drive, H Road and 27 ¼ Road in the City of Grand Junction on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Rezoning Four Parcels Totaling Approximately 1.48 Acres from B-1 (Neighborhood Business) to M-U (Mixed Use) Located at 518 28 Road

Applicant Concord Plaza, LLC requested a rezone of four parcels totaling approximately 1.48 acres located at 518 28 Road from B-1 (Neighborhood Business) to M-U (Mixed Use). The requested M-U zone district conforms with the existing Comprehensive Plan Future Land Use Map designation of Commercial.

Senior Planner Jace Hochwalt presented this item and Colorado Land Advisor, Ltd. Principal Jeffery Fleming was present to represent the applicant.

The public hearing opened at 6:07 p.m.

There were no public comments.

The public hearing closed at 6:07 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4974, an ordinance rezoning four parcels totaling 1.48 acres from B-1 (neighborhood business) to M-U (mixed use) located at 518 28 Road on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Rezoning Four Parcels Totaling Approximately 3.63 Acres from a R-8 (Residential 8 du/ac) to MXOC (Mixed Use Opportunity Corridor) Located at 2572, 2574, 2576 and 2580 Patterson Road

Applicants DRK Associates, LLC and DAK Investing, LLC requested a rezone of 3.63-acres located at 2572, 2574, 2576 and 2580 Patterson Road from R-8 (Residential 8 du/ac) to MXOC (Mixed Use Opportunity Corridor) in anticipation of future commercial development. The properties are currently designated in the 2010 Comprehensive Plan

as Residential Medium High/Neighborhood Center with the Mixed Opportunity Corridor overlay, and the requested MXOC zone district will work to implement the Mixed Use Opportunity Corridor overlay of the Comprehensive Plan.

Associate Planner Senta Costello presented this item and Ciavonne, Roberts & Associates, Inc. Owner Ted Ciavonne represented the applicant.

The public hearing opened at 6:15 p.m.

There were no public comments.

The public hearing closed at 6:15 p.m.

Discussion included where MXOC Zone Districts are currently located within the City.

Councilmember Andrews moved to adopt Ordinance No. 4975, an ordinance rezoning property from R-8 (Residential 8 du/ac) to MXOC (Mixed Use Opportunity Corridor) located at 2572, 2574, 2576 and 2580 Patterson Road on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Vacating Approximately 127 Square Feet of Grand Avenue and First Street Right-of-Way Abutting the Southeastern Property Line of the Property Located at 200 West Grand Avenue

The Colorado Department of Transportation (CDOT) requested vacation of approximately 127 square feet of Grand Avenue and First Street abutting the southeastern property line of property located at 200 West Grand Avenue. The request is in anticipation of a modification of the First Street and Grand Avenue intersection to be constructed by CDOT, which will impact the access and parking for this property address. The vacation will better define the property lines of 200 West Grand Avenue to the new right-of-way design, parking, and landscaping and is consistent with the City's Comprehensive and Circulation Plans.

Senior Planner Jace Hochwalt presented this item and Colorado Department of Transportation Acquisition/Relocation Supervisor Doug Killerud was present for questions.

The public hearing opened at 6:29 p.m.

There were no public comments.

The public hearing closed at 6:29 p.m.

Discussion included that the property owner supports the change as it will clean up property lines.

Councilmember Pe'a moved to adopt Ordinance No. 4976, an ordinance vacating approximately 127 square feet of First Street and Grand Avenue right-of-way included within the Deed recorded in the Mesa County Clerk and Recorder's records at Reception Number 1972941 located abutting the southeast corner of 200 West 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 Vacate a Portion of the Public Right-of-Way of Amir Drive and Resolution to Vacate the abutting 14-foot wide Multi-Purpose Easement Located at 2026 South Broadway

Applicant Hoosang David Gowhari and Elizabeth Ann Gowhari Revocable Trust requested vacation of a portion of public right-of-way known as Amir Drive and the abutting 14-foot multi-purpose easement in anticipation of site development. The existing Amir Drive right-of-way was originally offered to the City with the recording of a Warranty Deed in 2017 (Reception Number 2817666) and the 14-foot multi-purpose easement was granted on the Amir Subdivision plat in 2020 (Reception Number 2911895), however the right-of-way and easement have not been developed and remain vacant. The requested vacations are consistent with the City's Comprehensive and Circulation Plans.

Senior Planner Scott Peterson presented this item and Vortex Engineering, Inc. Professional Engineer Stephen Swindell represented the applicant.

The public hearing opened at 6:37 p.m.

There were no public comments.

The public hearing closed at 6:37 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4977, an ordinance vacating a portion of Amir Drive right-of-way as recorded within Reception Number 2817666 located at 2026 South Broadway on final passage and ordered final publication in pamphlet form and adopt Resolution No. 05-21, a resolution vacating the 14-foot multi-purpose easement abutting that portion of Amir Drive as dedicated on the Amir Subdivision Plat by Reception Number 2911895 located at 2026 South Broadway. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance to Vacate Two Portions of Public Right-of-Way Within the Riverfront at Dos Rios Development Located South of Hale Avenue between the Colorado River and the Riverside Parkway

The City of Grand Junction requested vacation of two portions of public rights-of-way adjacent to properties recently acquired by the City to facilitate development of the Riverfront at Dos Rios Planned Development. The requests are consistent with the City's Comprehensive and Circulation Plans.

Principal Planner Kristen Ashbeck presented this item.

The public hearing opened at 6:42 p.m.

There were no public comments.

The public hearing closed at 6:42 p.m.

Discussion included that these easements have not previously been vacated.

Councilmember Norris moved to adopt Ordinance No. 4978, 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 5th Street/Highway 50 Viaduct on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Adopting the Parks, Recreation and Open Space (PROS) Master Plan

Resolution for Council to adopt the 2021 Parks, Recreation and Open Space (PROS) Master Plan; a blue-print to guide projects and priorities to sustain and improve the parks and recreation system for the next 8 to 10 years.

Parks and Recreation Director Ken Sherbenou, Parks and Recreation Advisory Board member William Findlay and GreenPlay, LLC Project Consultant Keri Konold presented this item.

The public comment period opened at 6:58 p.m.

There were no public comments.

The public comment period closed at 6:58 p.m.

Discussion included that the cities of Aurora and Longmont have similar needs/wants.

Councilmember Pe'a moved to adopt Resolution No. 06-21, a resolution adopting the 2021 Parks, Recreation and Open Space Master Plan. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

A Resolution to Authorize \$3 Million Loan Contract with the Colorado Water Conservation Board for the Carson Dam Rehabilitation Project

A resolution to authorize the City Manager to enter a contract with the State of Colorado, Colorado Water Conservation Board (CWCB) for a loan in the amount of \$3,030,000.00 for the construction of the Carson Dam Rehabilitation Project.

Utilities Director Randi Kim presented this item.

The public comment period opened at 7:07 p.m.

There were no public comments.

The public comment period closed at 7:07 p.m.

Councilmember Andrews moved to adopt Resolution No. 07-21, a resolution authorizing the City Manager to enter a contract with the State of Colorado, Colorado Water Conservation Board for a loan in the amount of \$3,030,000.00 for the construction of the Carson Dam Rehabilitation Project; to perform and observe all contractual terms, conditions, and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:09 p.m.

Wanda Winkelmann, MMC
City Clerk