

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

March 17, 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 17th day of March 2021 at 5:50 p.m. Those present were Councilmembers Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout (participated remotely), Rick Taggart and Mayor Pro Tem Kraig Andrews. Council President Duke Wortmann was absent.

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

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

Citizen Comments

Richard Swingle, via a played back voicemail, thanked City Council for their service and asked Council to provide more information regarding the Boards/Commissions on which they sit.

Stephania Vasconez thanked Council and the City for the City's Non-Profit Grant Programs and supporting the Mutual Aid Distribution Program.

Proclamations

Proclaiming March 31, 2021 as Cesar Chavez Day in the City of Grand Junction

Councilmember Stout read the proclamation. Denise Rodriguez accepted the proclamation virtually.

Proclaiming April 2021 as Water Conservation Month in the City of Grand Junction

Councilmember Pe'a read the proclamation. Utilities Director Randi Kim accepted the proclamation.

Appointments

To the Horizon Drive Business Improvement District

Councilmember McDaniel moved to reappoint Fonda Gomez and appoint Shara Russell

to four-year terms expiring April 2025 and appoint Jim Cagle to a partial term expiring April 2022 to the Horizon Drive Association Business Improvement District. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

To the Historic Preservation Board

Councilmember Taggart moved to reappoint Ron Parron to the Historic Preservation Board for a four-year term expiring December 2024. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

City Manager Report

City Manager Greg Caton said Governor Polis just announced the launch of State/Community COVID-19 vaccination sites one of which will be at the City Convention Center and is the only one on the western slope. He also noted on March 22nd City Hall will be open to the public Monday through Friday.

Council Reports

Councilmember Stout said the Commission on Arts and Culture awarded City grants, the Grand Junction Downtown Development Authority (DDA) announced all regular Downtown events, with the exception of the Grand Junction Off-Road, are moving forward for 2021 and the DDA is under contract to purchase the former Greyhound Bus station.

Councilmember Norris attended the Las Colonias Development Corporation meeting where it was announced Bonsai Design and other neighbor tenants will be moving into and opening their offices mid-April. The Grand Junction Housing Authority will be opening their facility at 28 and Patterson Roads soon.

Councilmember McDaniel reported the Grand Junction Regional Airport Authority approved a COVID-19 grant agreement and in May he will step down as the City Council representative on the Authority.

Councilmember Pe'a said the Parks & Recreation Advisory Board passed a resolution in support of the City marijuana ballot question and encouraged those interested to apply for the Board's open positions.

Mayor Pro Tem Andrews stated the State Legislative session is in full swing and he is in contact with representatives regarding items that would affect the City.

CONSENT AGENDA

Councilmember Norris moved to adopt Consent Agenda items 1-5. Councilmember McDaniel seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the March 1, 2021 Executive Session
- b. Summary of the March 1, 2021 Workshop
- c. Minutes of the March 3, 2021 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Expanding the Boundary of the Grand Junction, Colorado Downtown Development Authority to Include the Properties Located at and Known as 920 and 1020 Grand Avenue and Setting a Public Hearing for April 7, 2021
 - ii. Introduction of Ordinances Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority and the Downtown Grand Junction Business Improvement District to Include the Property Located at and Known as 535 North 7th Street and Setting a Public Hearing for April 7, 2021
 - iii. Introduction of an Ordinance Confirming the City - Las Colonias Development Corporation Master Lease, First Amendment and Voter Approval of Authority to Lease Certain Property at Las Colonias Park for the Purpose of Facilitating the Development of the Las Colonias Business Park in the City of Grand Junction, Colorado and Setting a Public Hearing for April 7, 2021
 - iv. Introduction of an Ordinance Authorizing and Confirming the Sale of Real Property Located in the Riverfront at Dos Rios Subdivisions in the City of Grand Junction, Colorado and Ratifying Actions Heretofore Taken in Connection Therewith and Setting a Public Hearing for April 7, 2021
- b. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Phasing Schedule and Patio Home Orientation and Setbacks of the Red Rocks Valley Planned Development Located at South Camp Road and Rock Valley Road and Setting a Public Hearing for April 7, 2021
 - ii. Introduction of an Ordinance Rezoning Two (2) Properties from PD (Planned Development) to C-1 (Light Commercial), Located at 287 27 Road and the adjacent Dixson Park, Collectively Comprising 8.7

Acres; and, to Rezone One Property from PD (Planned Development) to M-U (Mixed Use), Located at 288 27 Road, Comprising 2.81 Acres and Setting a Public Hearing for April 7, 2021

- iii. Introduction of an Ordinance Rezoning Four (4) Properties from PD (Planned Development) to R-8 (Residential – 8 du/ac), Located at 585 North Grand Falls Court A, B, C, and D, Comprising 0.7 Acres, and Setting a Public Hearing for April 7, 2021

3. Contracts

- a. Possession and Use Agreements with Usher NV LLC for Right-of-Way and Easements for the 24 Road and G Road Transportation Expansion Projects

4. Resolutions

- a. Resolution Vacating a Publicly Dedicated Drainage Easement Located at 2501 Monument Road as Granted to the City of Grand Junction by Reception Number 2764922
- b. Resolutions Concerning the Issuance of Revocable Permits to Charley Wray LLC; Gregory James Mueller, Amy Kern Mueller and Nathaniel Gregory Mueller; Springbrook Farms; Weiker Family Investments LP; Sixbey Investments LLC; and S & S Investments LLC for the Installation and Ongoing Maintenance of Outdoor Seating/Parklets within the Rood Avenue, Main Street and Colorado Avenue Rights-of-Way adjacent to Properties Located at 626 Rood Avenue, 150 West Main Street, 420 Main Street, 457 Colorado Avenue, 359 Colorado Avenue and 401 Main Street
- c. Ratification of Letter of Consent for CDOT to Use City Rights-of-Way for the I-70B, SH 340 and 1st Street and Grand Avenue Reconstruction Project

5. Other Action Items

- a. Consider a Request by F ¾ Road LLC, to Accept the Dedication of 4.43-Acres of Land in the Proposed Founders Colony Subdivision
- b. Ratify the President of the Council's Prior Approval of a Crossing Agreement with Redlands Water and Power for Granite Falls Way in the Granite Falls Subdivision

REGULAR AGENDA**An Ordinance Amending Ordinance No. 4971 Adopting the One Grand Junction Comprehensive Plan with the Mesa County Planning Commission Amended Land Use Plan Map (Page 59)**

City staff, the Comprehensive Plan Advisory Committee and the Mesa County Planning Commission recommended the City Council conclude the 2020 One Grand Junction Comprehensive Plan adoption process by designating 60 acres generally located north of H Road and east of 24 3/8 Road (Reevaluated Area) as Residential Low by amending Ordinance No. 4971. Approval of the draft ordinance will bring about a common City-County plan which will provide clarity and consistency in the planning and development assumptions, processes and expectations, and meet the expectations of the landowners in and around the Reevaluated Area.

Community Development Director Tamra Allen presented this item.

Discussion included the Residential Low designation for the reevaluated area was sought by a previous property owner, but the current property owner requested the Rural Residential designation.

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

The following spoke in favor of this amendment: Cynthia Komlo, Roger and Patricia Beaudoin, and Bob Fuoco.

The public hearing closed at 6:27 p.m.

Councilmember Norris moved to adopt Ordinance No. 4986, an ordinance amending Ordinance No. 4971 and adopting the 2020 One Grand Junction Comprehensive Plan with the Mesa County Planning Commission Amended Land Use Plan Map (page 59) on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance to Rezone 2.15 Acres from I-2 (General Industrial) to an I-1 (Light Industrial) Zone District, Located at 711 South 15th Street

ABBA Enterprises, LLC requested a rezone from I-2 (General Industrial) to I-1 (Light Industrial) for a 2.15-acre property located at 711 South 15th Street as it would allow business residence use.

Associate Planner Senta Costello presented this item.

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

There were no public comments.

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

Councilmember Pe'a moved to adopt Ordinance No. 4987, an ordinance rezoning property from I-2 (General Industrial) to I-1 (Light Industrial), located at 711 South 15th Street on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Request for 2021 Fireworks Displays at Suplezio Field

Fireworks displays were requested on behalf of Colorado Mesa University, JUCO, Grand Junction Rockies and the City of Grand Junction. 2021 dates include a total of nine shows: a CMU baseball game, JUCO (Memorial Day), Independence Day and six Friday evening Rockies Games.

Parks and Recreation Director Ken Sherbenou and Grand Junction Rockies President Mick Ritter presented this item.

Discussion included that quieter display types have been considered (possibly more expensive/lower attendance), concerns regarding veterans with post-traumatic stress disorder, neighborhood pets, that other communities typically use laser shows due to dryness concerns (not applicable in this area), that Friday games will start at 6:05 p.m., fireworks shows will end no later than 10:30 p.m., show notifications will continue to be mailed to neighborhood, league proposed no extra innings (10 innings maximum), use of City public safety resources, Grand Junction Rockies outreach to Grand Junction Veterans Administration Medical Center, suggestion to test laser show to compare cost/attendance, Grand Junction Rockies vendor has 2020 fireworks purchase available and City fireworks deposit will be 2020 carryover.

Public comments opened at 6:51 p.m.

There were no public comments.

Public comments closed at 6:51 p.m.

Councilmember Taggart moved to continue this item until additional information can be provided. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Pe'a and Council President Pro Tem Andrews voting NO.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Stout discussed the County Commissioner's letter requesting Mesa County reopen without a mask mandate.

Adjournment

The meeting adjourned at 7:05 p.m.

Wanda Winkelmann, MMC
City Clerk

