

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

**April 7, 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 7<sup>th</sup> day of April 2021 at 5:34 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 and Councilmember Andrews led the Pledge of Allegiance which was followed by a moment of silence.

**Citizen Comments**

Scott Beilfuss spoke in favor Senate Bill 21-062 concerning arrest standards, bail reform and jail management which is currently moving through the State Assembly.

Richard Swingle, via a played back voicemail, spoke about citizen participation and the number of non-working Xcel streetlights he has reported.

Public Works Director Trent Prall thanked Mr. Swingle for his diligence and spoke about Xcel Energy's reporting process.

**Presentations**

**Initial Certification of Election Results**

City Clerk Wanda Winkelmann presented initial certification of election results.

**Proclamations**

**Proclaiming April 11-17, 2021 as National Public Safety Telecommunicator Week in the City of Grand Junction**

Councilmember Norris read the proclamation. Police Chief Doug Shoemaker and Communications Center Manager Jennifer Kirkland accepted the proclamation.

**Appointments****To the Grand Junction Regional Airport Authority**

Councilmember McDaniel moved to reappoint Thaddeus Shrader and ratify At-Large member Linde Marshall to the Grand Junction Regional Airport Authority for four-year terms ending June 2025. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

**City Manager Report**

City Manager Greg Caton encouraged citizens to pledge their support to conserve water through the Wyland National Mayor's Water Challenge and noted the City is waiting for guidance from the Federal Treasury regarding direction on how the second round of COVID funds may be spent.

Councilmembers Taggart and Stout suggested Council and the community provide input regarding what projects are to be supported by the COVID funds.

**Council Reports**

Councilmember Norris thanked Western Colorado Community Foundation for helping to distribute \$250,000 from the City for community hunger issues and the Economic Development Partners who worked with small businesses through the Business Incubator Center (BIC) to distribute City funded grants. Councilmember Norris also said Grand Valley Regional Transportation Committee contracted with Greyhound for their use of the Downtown (6<sup>th</sup> Street) Transfer Facility.

Councilmember Stout said the Downtown Development Authority (DDA) is waiting on the Phase Two report regarding the purchase of the former Greyhound Bus Station and the DDA sponsored Restaurant Week is April 9<sup>th</sup> -18<sup>th</sup>. She also noted the Commission on Arts and Culture will begin to update their five year Strategic and Cultural Plan with a kickoff at the Lincoln Park Hospitality Suite on April 29<sup>th</sup>, the Grand Valley Task Force Steering Committee will meet on April 8<sup>th</sup> and the BIC Executive Director Jon Maraschin said the BIC will add non-profit programming due to information learned from the distribution of the grant funding from the City.

Councilmember Andrews said the legislative session is progressing and many bills are being watched including Senate Bill 21-062 which is on tonight's Regular Agenda.

Councilmember Pe'a said Jen Taylor presented her plan for "Casitas" at the Visit Grand Junction meeting and the Parks & Recreation Advisory Board reviewed board priorities.

Councilmember McDaniel announced John Mok-Lamme would be retiring from Karis, Inc. effective October 2021.

**CONSENT AGENDA**

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

**1. Approval of Minutes**

- a. Summary of the March 15, 2021 Workshop
- b. Minutes of the March 17, 2021 Executive Session
- c. Minutes of the March 17, 2021 Regular Meeting
- d. Minutes of the March 22, 2021 Executive Session
- e. Minutes of the March 22, 2021 Special Meeting

**2. Set Public Hearings**

- a. Quasi-judicial
  - i. Introduction of an Ordinance to Amend Title 21 of the Grand Junction Municipal Code to Modify and Clarify Various Provisions of the Zoning and Development Code and Setting a Public Hearing for April 21, 2021
- b. Legislative
  - i. Introduction of an Ordinance Regarding the 2021 Compensation for the Municipal Judge, City Attorney and City Manager and Setting a Public Hearing for April 21, 2021
  - ii. Introduction of an Ordinance Amending Section 5.12.220 of the Grand Junction Municipal Code Reducing the Distance Brew Pub Liquor Licensed Premises must be from Any Parochial or Public School in the City of Grand Junction and Setting a Public Hearing for April 21, 2021

**3. Withdrawn Public Hearings**

- a. Legislative
  - i. Ordinance Adopting the Patterson Road Access Control Plan (ACP) as Volume III, Title 38 of the Grand Junction Municipal Code (**ITEM WITHDRAWN**)

- b. Quasi-judicial
  - i. Ordinance to Amend Municipal Code Volume II: Development Regulations to Adopt Standards and Guidelines for the Lincoln Park Residential Historic District as Title 30 and Amend Section 21.07.040 of the Zoning and Development Code pertaining to the Role of the Historic Preservation Board in the Review of Alterations within the District **(ITEM WITHDRAWN)**

#### 4. **Contracts**

- a. Contract Approval for the Architect/Engineer for the Lincoln Park Stadium Renovation Project
- b. Purchase Order for PVC Pipe for Water Supply Line Replacement Projects

#### 5. **Resolutions**

- a. Resolution Issuing a Revocable Permit to Continue to Allow and Modify an Existing Free-Standing Sign for Mesa Mall within the Right-of-Way Located at the Intersection of Patterson Road and the Mesa Mall Access Road
- b. Resolution Authorizing the City Manager to Accept Airport Authority Grant Offer
- c. Resolution Vacating a Public Sanitary Sewer Easement within the R5 Block Subdivision Amended which is Located on the Southeast Corner of 7<sup>th</sup> Street and Grand Avenue
- d. Resolution Issuing a Revocable Permit to Allow for Parking Lot and Landscaping Improvements within the Public Right-of-Way Located Adjacent to 450 West Kennedy Avenue

### **REGULAR AGENDA**

#### **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**

Property owner 1020 Grand, LLC requested incorporation of 920 and 1020 Grand Avenue into the Downtown Development Authority (DDA) boundaries in anticipation of future development of approximately 150 mixed income apartment units known as "The Lofts" project. The DDA Board of Directors approved the request.

DDA Executive Director Brandon Stam was present to answer questions.

Discussion included that the DDA was happy to approve this request and is looking forward to the development.

The public hearing opened at 6:13 p.m.

There were no public comments.

The public hearing closed at 6:13 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4988, an ordinance expanding the boundary of the Grand Junction, Colorado Downtown Development Authority to include the properties located at and known as 920 Grand Avenue and 1020 Grand Avenue on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

**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  
7<sup>th</sup> Street**

Arlo DeCristina, property owner of 535 N. 7<sup>th</sup> Street, requested incorporation this property into the Downtown Development Authority and Business Improvement District (BID) boundaries. The DDA and BID Board of Directors approved the request.

DDA Executive Director Brandon Stam was present to answer questions.

Discussion included that the DDA and BID and were happy to approve these requests and are excited for its future to include an art gallery/workshop space and that applicant has been involved with the Historic Preservation Board and the Board is welcoming the reuse of the building.

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

There were no public comments.

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

Councilmember Stout moved to adopt Ordinance No. 4989, an ordinance expanding the boundary of the Grand Junction, Colorado Downtown Development Authority to include the property located at and known as 535 N. 7<sup>th</sup> Street and Ordinance No. 4990, an ordinance expanding the boundary of and including property located at and known as 535 N. 7<sup>th</sup> Street into the Downtown Grand Junction Business Improvement District both on final passage and ordered final publications in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

**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**

With approval of the Ordinance the City Council will confirm and ratify prior actions concerning the Master Lease and the First Amendment for Las Colonias Business and Recreation Park all in furtherance of the Las Colonias Development Corporation (LCDC) subleasing, managing and developing the property subject to the lease.

City Attorney John Shaver presented this item.

Discussion included that this confirmation is in response to pending litigation.

The public hearing opened at 6:23 p.m.

There were no public comments.

The public hearing closed at 6:23 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4991, 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 on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**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**

Adoption of this ordinance will confirm prior City Council direction regarding the sale transactions for properties in the Dos Rios subdivisions. The Dos Rios properties are planned for redevelopment/reuse by the private sector.

City Attorney John Shaver presented this item.

Discussion included recognition of staff's work on this project.

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

There were no public comments.

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

Councilmember Pe'a moved to adopt Ordinance No. 4992, 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 on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

**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 2.8 Acres**

Applicant 1215-1217 Perry, LLC requested rezoning of 287 27 Road and the adjacent Dixson Park from PD (Planned Development) to C-1 (Light Commercial) and rezoning of 288 27 Road from PD to M-U (Mixed Use) in anticipation of future development.

Senior Planner Lance Gloss presented this item.

Discussion included that no feedback had been received from the neighborhood and that the applicant plans to improve the warehouse, lease the vacant space, and continue to lease a portion of the space back from Ametek.

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

There were no public comments.

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

Councilmember Andrews moved to adopt Ordinance No. 4993, an ordinance rezoning the Ametek Properties to C-1 (Light Commercial) and M-U (Mixed Use) located at 287 27 Road, the adjacent Dixson Park and 288 27 Road on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**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**

Applicant H & M Trust requested rezoning of four properties located at 585 North Grand Falls Court A, B, C and D from PD (Planned Development) to R-8 (Residential - 8 du/ac) in order to establish development rights since the previous PD zoning no longer has an active plan.

Senior Planner Lance Gloss and applicant representative Kim Kerk presented this item.

Discussion included that this would be a higher density rezone.

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

There were no public comments.

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

Councilmember Pe'a moved to adopt Ordinance No. 4994, an ordinance rezoning H & M Trust Properties from PD (Planned Development) to R-8 (Residential - 8 du/ac), located at 585 N. Grand Falls Court A, B, C, and D on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

**Ordinance Amending the Phasing Schedule and Patio Home Orientation and Setbacks of the Red Rocks Valley Planned Development Comprising 138.97 Acres Located at South Camp Road and Rock Valley Road**

Applicants Conquest Homes, LLC and Surf View Development, Co. requested amendments to the Red Rocks Valley Planned Development and an extension of the Outline Development Plan (ODP) as they are unable to meet the originally approved phasing schedule deadline and to provide for completion of the remaining development phases by December 31, 2029. Also requested are amendments to the patio home area as defined by the original ODP.

Senior Planner Jace Hochwalt and applicant architect Dorothy Shepard presented this item.

Discussion included that the original 2007 ODP required and the Fire Department approved fire suppression systems since the properties do not have direct roadway access and further fire requirements will be addressed in the subdivision review.

The public hearing opened at 6:58 p.m.

There were no public comments.

The public hearing closed at 6:58 p.m.

Councilmember Norris moved to adopt Ordinance No. 4995, an ordinance amending Ordinance No. 4109 & 4511 for the Red Rocks Valley Planned Development Residential Subdivision revising the proposed phasing schedule and clarifying setbacks and allowed access for the patio home area, located approximately ½ mile west of Monument Road on the north side of South Camp Road on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.



**Resolution Opposing Senate Bill 21-062 a Bill for an Act in the Colorado General Assembly Concerning Arrest Standards, Bail Reform and Jail Management**

Grand Junction Police Department Chief Doug Shoemaker, the Colorado Association of Chiefs of Police and the Colorado Municipal League (CML) oppose Senate Bill 21-062 as they find it would materially harm law enforcement and in turn community safety.

City Manager Greg Caton, Police Chief Doug Shoemaker and Deputy Police Chief Mike Nordine presented this item.

Discussion included that CML currently opposes the bill, that the Legislature should consider public safety and training first, this bill would remove law enforcement's ability to use discretion, this would embolden offenders, the bill allows for some low level felonies to be arrestable if a safety threat or expectation of re-offense is present, specific felonies are codified to be non-arrestable offenses up to a certain limits, violent crimes have risen locally (36% increase) and statewide (6.5% increase) and clarifying amendments are expected to be introduced before the bill goes to vote.

Citizen comment opened at 7:15 p.m.

Scott Beilfuss said he hopes for more dialogue on the issues discussed.

Citizen comment closed at 7:16 p.m.

Councilmember Norris moved to approve Resolution No. 35-21, a resolution opposing Senate Bill 21-062, a Bill for an Act in the Colorado General Assembly Concerning Arrest Standards, Bail Reform and Jail Management. Councilmember Andrews seconded the motion. Motion carried by roll call vote with Councilmember Stout abstaining.

**Non-Scheduled Citizens & Visitors**

Richard Swingle spoke about the Xcel Energy process for reporting streetlights that are out.

**Other Business**

City Council decided to reopen Council meetings to the public beginning with the April 21, 2021 meeting.

Councilmember Stout recognized Eleanor Larson as the Stout Student.

**Adjournment**

The meeting adjourned at 7:22 p.m.



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Wanda Winkelmann, MMC  
City Clerk