

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

August 18, 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 18th day of August 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Rick Taggart, Dennis Simpson, Anna Stout, and Council President Chuck McDaniel (participated remotely).

Also present were City Manager Greg Caton, City Attorney John Shaver, Records Manager Debbie Kemp, and Deputy City Clerk Selestina Sandoval.

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

Presentation

Ty Holman of Haynie & Company presented an overview on the audit process, scope and findings.

Appointments

To the Visit Grand Junction Board

Councilmember Pe'a moved to appoint Mikhail Blosser to the Visit Grand Junction Board for a partial 4-month term ending December 2021. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Ed Kowalski spoke of the community meeting and invited others to attend.

John Pond spoke of his concern about front license plates missing on three Grand Junction Police officers' personal vehicles and stated a civilian oversight committee is needed.

Bruce Lohmiller spoke of a future homeless shelter and invited the public to join the Veteran's Art Competition.

Stewart Wright spoke of election integrity and invited the public to the County Clerk's office at noon on Saturday to support Tina Peters.

Jen Shumann spoke of her concerns with COVID protocols.

Sandy Richmond read a portion of a recommended Constitutional Compliance resolution for the City of Grand Junction.

Sara Fletcher read a statement comparing unvaccinated Americans to the Jewish people of 1938.

Laurie Schultz continued reading from the recommended resolution.

Diana Larson continued reading from the recommended resolution.

Bobby Hansen spoke of her concern with government overreach regarding COVID protocols.

Dave Hancock read from the recommended resolution.

Mark Rybeck spoke of the need for an election audit and concerns of illegal immigration.

Greg Larson asked how Council will protect the Grand Junction citizens from COVID mandates.

Carol Rathbun continued reading from the recommended resolution.

Richard Weber spoke regarding a constitutional compliance resolution and his concerns with the COVID vaccination.

Melissa Wright spoke of her concerns with COVID mandates and the COVID vaccination.

Diane Baker continued reading from the recommended resolution.

City Manager Report

City Manager Caton invited the public to a community meeting on September 8, 2021, at noon at the Lunch Loop Trailhead.

Council Reports

Councilmember Herman spoke of the Urban Trails Committee walking audit and the Grand Junction Economic Partnership retreat.

Councilmember Taggart gave an update on the Grand Junction Regional Airport Authority.

Council President McDaniel invited the public to Coffee with Chuck on August 26th, at 1:00 p.m. at Octopus Coffee.

CONSENT AGENDA

Councilmember Reitz moved to adopt items #1 - #4 and to accept the auditor's report. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the August 2, 2021 Workshop
- b. Minutes of the August 4, 2021 Regular Meeting
- c. Summary of the August 12, 2021 Joint City Council - DDA Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. 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 Introducing Proposed Annexation Ordinance for the Reece Annexation of 6.73 Acres, Located on Property South of 3035 and 3043 F ½ Road, and Setting a Public Hearing for October 6, 2021
 - ii. Introduction of an Ordinance to Vacate Road Right-of-Way, Known as Tonto Lane and Setting a Public Hearing for September 1, 2021
 - 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 Introducing Proposed Annexation Ordinance for the Westland Meadows Annexation of 19.41 Acres, Located on Property at 2973 D ½ Road, West of 30 Road, and Setting a Public Hearing for October 6, 2021

3. Contracts

- a. Authorize a Contract for the Replacement of Heating, Ventilation and Air Conditioning (HVAC) Units on the Persigo Administration and Laboratory Building
- b. Construction Contract for the Juniata Reservoir Guard Gate Replacement Project

4. Resolutions

- a. Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) for Outfield Replacement of Suplizio Field
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Conversion of Stadium Lighting to LED

REGULAR AGENDA

A Resolution Accepting the Petition for the Annexation of 1.67 Acres of Land and Ordinances Annexing and Zoning the Stinker C-Store Annexation to a City C-1 (Light Commercial), Located at 2905 and 2907 North Avenue and 494 29 Road

Stinker Stores Inc. requested annexation of 1.67 acres located at 2905 and 2907 North Avenue and 494 29 Road per the Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of future commercial development.

The applicant also requested a zone of annexation to C-1 (Light Commercial) for the three parcels included in the Stinker C-Store Annexation. The properties have a Comprehensive Plan Land Use Map designation of Commercial and each property currently contains one single-family detached home along with various accessory structures. The properties are annexable developments per the Persigo Agreement and the zone district of C-1 is consistent with the Comprehensive Plan.

Associate Planner Senta Costello presented this item.

The public hearing was opened at 6:57 p.m.

There were no public comments.

The public hearing was closed at 6:57 p.m.

Councilmember Herman moved to adopt Resolution No. 66-21, a resolution accepting the Annexation Petition for the Stinker C-Store Annexation, located at 2905 and 2907 North Avenue and 494 29 Road, and to adopt Ordinance No. 5012, an ordinance annexing the Stinker C-Store Annexation on final passage and ordered final publication in pamphlet form, and to adopt Ordinance No. 5013, an ordinance zoning the Stinker C-Store Annexation to C-1 (Light Commercial) zone district 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 One Parcel Totaling Approximately 9.98 Acres from I-2 (General Industrial) to I-1 (Light Industrial) Located at 715 23 ½ Road

Applicant Kevin Young, acting on behalf of the property owner, Peterson Bros Holdings, LLC, requested the rezone of one parcel totaling approximately 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) located at 715 23 ½ Road. The requested I-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Industrial.

Associate Planner Senta Costello presented this item.

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

Dan Sheer asked for more information about the facility.

The public hearing was closed at 7:05 p.m.

The applicant's representative Ben Fox said the facility may be focused on a basketball facility at this time, but they don't have details.

Councilmember Pe'a moved to adopt Ordinance No. 5014, an ordinance rezoning one parcel totaling approximately 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) located at 715 23 ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens and Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:08 p.m.

Selestina Sandoval
Deputy City Clerk