

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

**September 15, 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 15<sup>th</sup> day of September 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Rick Taggart, Dennis Simpson, Anna Stout (participated remotely), and Council President Chuck McDaniel.

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

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

**Proclamations**

**Proclaiming September 17 - 23, 2021 Constitution Week in the City of Grand Junction**

Councilmember Pe'a read the proclamation and Sheryl Fitzgerald, Regent for the local Mount Garfield chapter of the National Society of Daughters of the American Revolution was present to accept it.

**Citizen Comments**

Bruce Lohmiller spoke of homeless shelters and air compression prototype vehicles.

John Pond spoke of Elijah McClain's death.

Puka spoke of showing compassion to the houseless community.

Scott Beilfuss requested that Councilmembers allow input at workshops and spoke of the vaccination mandate and how it may impact our community.

Stephania Vasconez urged City Council make affordable, low-income housing a priority for Grand Junction citizens.

**City Manager's Report**

City Manager Greg Caton said the City has received a SAFER (Staffing for Adequate Fire and Emergency Response) grant in the amount of \$5.9 million. SAFER grants are issued to help

increase and maintain firefighters on the frontline in communities. This will cover 21 firefighters for three years.

### **Council Reports**

Councilmember Herman reported that the Grand Junction Economic Partnership will be interviewing six finalists for the Executive Director position and gave an update on Urban Trails Committee's festivities for Bike Month.

Councilmember Reitz reported that the Commission on Arts and Culture and Downtown Development Authority will have their artist reception for art on the corner October 2<sup>nd</sup> and spoke of the Colorado High School Mountain Bike League.

Council President McDaniel said Spectrum presented Grand Junction Mutual Aid Partners with \$10,000.

Councilmember Stout said the Business Incubator is moving along with their Chief Executive Officer search, anticipating interviews in the next month or so and that she will be attending the Colorado Municipal League conference next week.

### **CONSENT AGENDA**

Councilmember Simpson requested item 3.a. be removed to the regular agenda. He expressed concern of having a sole source provider based on a bid from 2009 and suggested a time frame of three years for this type of award.

Councilmember Taggart requested that item 4.a. be removed from the consent agenda to be presented at the next regular meeting. Councilmember Simpson moved to remove item 4.a. from the consent agenda to be scheduled at the meeting in two weeks. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Councilmember Herman moved to adopt items #1 - #4 with the exceptions of 3.a. and 4.a. Councilmember Reitz seconded the motion. Motion carried by unanimous voice vote.

#### **1. Approval of Minutes**

- a. Summary of the August 30, 2021 Workshop
- b. Minutes of the September 1, 2021 Regular Meeting
- c. Minutes of the September 1, 2021 Executive Session

## 2. Set Public Hearings

### a. Quasi-judicial

- i. Introduction of an Ordinance to Zone 6.73 Acres from County RSFR (Residential Single Family - Rural) to a City R-5 (Residential – 5 du/ac) Zone District for the Reece Annexation Located South of 3035 and 3043 F 1/2 Road, and Setting a Public Hearing for October 6, 2021
- ii. 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 Phoenix Haus Annexation of 2.98 Acres, a Serial Annexation Comprising the Phoenix Haus Annexation No. 1 and the Phoenix Haus Annexation No. 2, Located on Property 834 21 1/2 Road, and Setting a Public Hearing for October 20, 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 Sage Creek Annexation of 5 Acres, Located on Property at 3038 D 1/2 Road, and Setting a Public Hearing for October 20, 2021

### b. Legislative

- i. Introduction of an Ordinance Making a Supplemental Appropriation for the Purchase of Real Estate and Setting a Public Hearing for October 6, 2021
- ii. Introduction of an Ordinance Making a Supplemental Appropriation for the City Contribution for the Purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project and Setting a Public Hearing for October 6, 2021

## 3. Contracts

- a. Authorization to Purchase Cardiac Monitor/Defibrillators for the Fire Department and Acceptance of the Federal Emergency Management Agency Assistance to Firefighter Grant – ***moved to regular agenda***
- b. 2021 Contract Street Maintenance - Asphalt Overlays - Change Order #1

## 4. Resolutions

- a. A Resolution Renaming a Portion of 27 1/2 Road, Abutting the Parcels Currently

Addressed 347 and 348 27 1/2 Road to Eddy Drive – *moved to October 6, 2021 meeting*

- b. A Resolution Authorizing a Five-Year Lease of City Property at 134 West Avenue to Centro Colorado

## **REGULAR AGENDA**

### **An Ordinance Requested by the Lincoln Park Neighborhood/Residential District to Amend the Grand Junction Municipal Code Development Regulations to Adopt Standards and Guidelines for the Lincoln Park Residential Historic District and to Amend Title 21 Pertaining to the Role of the Historic Preservation Board in the Review of Alterations within the District**

The Lincoln Park Neighborhood/Residential Historic District requested Zoning and Development Code (Code) amendments to: 1) adopt the Lincoln Park Residential Historic District Standards and Guidelines; and 2) amend the Code pertaining to the jurisdiction, duties and responsibilities of the City of Grand Junction Historic Preservation Board (Board). The proposed Standards and Guidelines have been developed by a group of property owners within the District and if adopted, would be applicable to properties and structures located within the boundaries of the District between 12<sup>th</sup> and 15<sup>th</sup> Streets between Gunnison and Grand Avenues.

Council President McDaniel asked if the council would like to remand this back to the Planning Commission for further consideration.

Conversation ensued regarding procedure of developing the record per the amended application and the concern of the no responses on the poll being counted as yes votes.

Councilmember Pe'a move to remand Ordinance No. 5017 to the Planning Commission for further consideration of the possible amendments to the Zoning and Development Code to 1) adopt the Lincoln Park Residential Historic District Standards and Guidelines 2) amend Title 21 pertaining to the jurisdiction, duties and responsibilities of the City of Grand Junction Historic Preservation Board. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

### **Authorization to Purchase Cardiac Monitor/Defibrillators for the Fire Department and Acceptance of the Federal Emergency Management Agency Assistance to Firefighter Grant – *moved from Consent Agenda***

The Fire Department is in need of replacing the current inventory of cardiac monitors assigned to fire apparatus. This request is to authorize the Purchasing Division to purchase eight Cardiac Monitor / Defibrillators from Zoll Medical Corporation for the amount of \$228,552.00 and authorize the City Manager to accept the FEMA Assistance to Firefighter Grant award of \$207,774.55 for funding assistance in purchasing this

equipment. The City has an approved Sole Source with Zoll Medical for this equipment. Staff was available to answer questions.

Councilmember McDaniel moved to authorize the purchase of Cardiac Monitors from Zoll Medical Corporation and accept the Assistance to Firefighter Grant for funding assistance in purchasing this equipment. Councilmember Herman seconded the motion. Motion carried by voice vote with Councilmember Simpson voting no.

### **A Resolution Expressing Support for Grand Junction High School Ballot Item**

The Board of Mesa County Valley School District 51 forwarded a \$115 million bond and tax measure to the November 2, 2021 ballot. The ballot measure proposes a temporary increase in taxes and issuance of bonds for the replacement of Grand Junction High School.

Council President Chuck McDaniel presented this item.

City Attorney Shaver stated the draft resolution is waiting for the Ballot Number.

Councilmembers Stout, Reitz and Herman expressed support for this item.

The floor was opened for public comment at 6:16 p.m.

Campaign Manager Haus of the “Say Yes to GJHS” effort spoke in support of this item.

Richard Swingle stated he is unsure how he will vote on the bond issue due to the lack of depreciation budgeting for the buildings by the school district.

The floor was closed for public hearing at 6:19 p.m.

Councilmember Taggart moved to adopt Resolution No. 77-21, a resolution of the City Council supporting School District 51 ballot measure for a bond issuance and a temporary tax increase for the reconstruction of Grand Junction High School. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

### **A Resolution Affirming the Purchase of 910 Main Street**

The purchase of the building and property at 910 Main Street, Grand Junction, Colorado, could provide the City with a location that will better serve residents that presently pay bills in person and conduct other routine financial transactions at City Hall. In addition to the advantageous layout of the building, which includes a drive-up teller window, the property, unlike City Hall has off-street parking and non-metered on-street parking. A supplemental appropriation will be required from the General Fund of \$878,500, with a public hearing on October 6, 2021. City Manager Greg Caton presented this item.

Conversation ensued regarding whether the expansion of City Hall was on the 2021 Capital Improvement Plan budget and whether it makes sense to budget this next year.

The floor was opened for public comment at 6:28 p.m.

There were no comments.

Public comment was closed at 6:28 p.m.

Councilmember Pe'a moved to adopt Resolution No. 74-21 approving, affirming and gratifying the purchase of 910 Main Street for \$877,000 plus closing costs. Councilmember Herman seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

**A Resolution Affirming the City Contribution for the Purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project**

The Grand Valley Catholic Outreach has proposed a transitional housing project at the southwest corner of 4<sup>th</sup> Street and Ute Avenue. The project is known as the Mother Teresa House (Project) and, when constructed, will provide much needed housing for people whose needs tend to be underserved or unserved. Catholic Outreach has acquired the property at 347 Ute Avenue and contracted for the purchase of the property at 339 Ute Avenue for the Project. The City Council recognizes that housing for all is essential, and the Project will help provide needed, additional units. The City previously purchased the property at 301 S. 4<sup>th</sup> Street for the Project and with the acquisition of the Properties, sufficient land is now available for the Project. A supplemental appropriation will be required from the General Fund to fund the \$550,000 contribution, with a public hearing on October 6, 2021.

City Manager Greg Caton and City Attorney John Shaver presented this item.

The floor was opened for public comment at 6:33 p.m.

There were none.

Public comment was closed at 6:33 p.m.

Comments were made regarding how this is a small step towards addressing the houselessness problem.

Councilmember Herman moved to adopt Resolution No. 75-21 for the purchase of the properties at 347 and 339 Ute Avenue in the amount of \$550,000 for the Grand Valley Catholic Outreach Mother Teresa House project and introduce an ordinance making Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 and to set a public hearing for

October 6, 2021. Councilmember Stout seconded the motion. Motion carried by unanimous voice vote.

**An Ordinance Vacating a Portion of Public Right-of-Way of G 1/8 Road Located near 2524 G Road and 716 25 Road**

McCurter Land Company LLC and Five Star Homes and Development Inc. requested vacation of a portion of public right-of-way known as G 1/8 Road in anticipation of future development of the adjacent sites. The existing G 1/8 Road right-of-way was originally dedicated by the Pomona Park subdivision plat in 1900 and further identified on the Powell Estates subdivision plat in 1992 and the Thunderidge Subdivision in 2007. The applicants are requesting the vacation of a 30-foot wide by 286-foot-long portion of this right-of-way (0.19-acres) in anticipation of future residential subdivision development for the Aspen Leaf Estates and Liberty Ranch Subdivisions which are currently in the development review process. The requested vacation is consistent with the City's Comprehensive Plan and Circulation Plan.

Senior Planner Scott Peterson presented this item.

Conversation ensued regarding the reasoning behind the portion requested.

The public hearing opened at 6:44 p.m.

There were no public comments.

The public hearing closed at 6:44 p.m.

Councilmember Simpson moved to adopt Ordinance No. 5016, an Ordinance vacating a portion of public right-of-way of G 1/8 Road located near 2524 G Road and 716 25 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 Rezoning One Parcel Totaling Approximately 13.92 Acres from R-8 (Residential - 8) to M-U (Mixed Use) Located at 600 28 ¼ Road**

Kim Kerk Land Consulting and Development, acting on behalf of the property owner, Faith Heights, requested the rezone of one parcel totaling approximately 13.92 acres from R-8 (Residential - 8) to M-U (Mixed Use) located at 600 28 ¼ Road.

The requested M-U zone district conforms with the Comprehensive Plan Land Use Map designation of Residential High and Mixed Use.

Community Development Supervisor Felix Landry presented this item.

Applicant Representative Kim Kerk provided additional background for the request.

Conversation ensued regarding the church on this property and property taxes.

The public hearing was opened at 6:55 p.m.

Gordon McFaren with Village Park ROA Board of Directors spoke against this item.

Scott Warren spoke against this item.

The public hearing was closed at 7:01 p.m.

Ms. Kerk responded to the public comments.

Councilmember Reitz moved to adopt Ordinance No. 5018, an ordinance rezoning one parcel totaling approximately 13.92 acres from R-8 (Residential - 8 du/ac) to M-U (Mixed Use) located at 600 28 ¼ Road on final passage and ordered final publication in pamphlet form.

Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

**An Ordinance Making Supplemental Appropriations**

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to approve new projects or expenditures. When a project includes a transfer from one fund to another, both the transfer and the expenditure have to be appropriated.

Finance Director Jodi Welch presented this item.

The public hearing was opened at 7:11 p.m.

There were no public comments.

The public hearing was closed at 7:11 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 5019, an ordinance making Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado and Downtown Development Authority for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.



**An Ordinance Making Supplemental Appropriations for an Addition to the Lincoln Park Stadium Project**

As discussed by City Council in the August 30, 2021 workshop, this supplemental appropriation is for the addition of \$2,500,000 to the Stadium project. The addition includes new northwest and southwest entryways, and technical, electrical, and audiovisual upgrades. Funding for this would initially be an advance from the General Fund reserve, to be repaid by Colorado Mesa University (CMU) over the course of 12 years at \$200,000 per year plus \$100,000 for the final year.

Finance Director Jodi Welch presented this item.

The public hearing was opened at 7:17 p.m.

There were no public comments.

The public hearing was closed at 7:18 p.m.

Conversation ensued regarding the budget and unrestricted fund balance verses total fund balance.

Councilmember Herman moved to adopt Ordinance No. 5020, an ordinance making Supplemental Appropriations and amending the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

**An Ordinance Making Supplemental Appropriations for Addition of a Multi-Purpose Building at Lincoln Park Stadium**

As discussed by City Council in the August 30, 2021 workshop, this supplemental appropriation is for the addition of \$2,800,000 for a multi-purpose building which would include locker rooms and offices for the Colorado Mesa University (CMU) football team, public restrooms, and a shared-use area for other users of the stadium. The City has been asked for a contribution of \$500,000 towards this specific addition to the stadium complex, and CMU will fund the remaining cost.

Finance Director Jodi Welch presented this item.

Conversation ensued regarding the reserve fund balance taking into consideration all the recent supplemental appropriations.

The public hearing was opened at 7:22 p.m.

There were no public comments.

The public hearing was closed at 7:22 p.m.

Comments were made regarding how this is a \$2 million asset that the City can obtain for a \$500,000 investment.

Councilmember Pe'a moved to adopt Ordinance No. 5021, an ordinance making Supplemental Appropriations and Amending the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

### **Non-Scheduled Citizens and Visitors**

Elizabeth Rowan spoke regarding the Lincoln Park Historic District and the Planning Commission's jurisdiction over it.

Bennett Boeschenstein echoed Elizabeth Rowan's comments.

Priscilla Magnal, member of the Historic Preservation Board spoke of the Board's support of the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District and gave some history of the Lincoln Park Neighborhood.

Kevin Anderson spoke against the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.

Jeff Secrest spoke against the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.

Jennifer Kelly spoke against the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.

Scottt Beilfuss gave kudos to the Pride Parade, commented on houselessness in the community and lack of year-round use of the baseball stadium.

Sherry Fucai spoke in favor of the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.

**Other Business**

There was none.

**Adjourning the Regular Meeting into Executive Session - 1st Floor Break Room - City Hall**

Councilmember Simpson go into move to Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to sections 24-6-402(4)(e)(i) and/or 24-6-402(4)(a) of Colorado’s open meetings law relative to an economic development incentive agreement for Richmark companies for a possible re-development/development project at 200 Rood Avenue, Grand Junction, Colorado and return to Open Session to conclude the Executive Session, which adjournment on the September 15, 2021 City Council meeting will occur in the City Hall Administration Conference Room. Councilmember Pe’a seconded the motion. Motion carried by unanimous voice vote.

City Council moved into Executive Session at 6:21 p.m.

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Wanda Winkelmann, MMC  
City Clerk