

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

October 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 October 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, and Council President Chuck McDaniel. Councilmembers Dennis Simpson, Anna Stout, and Rick Taggart were absent.

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 Councilmember Pe'a led the Pledge of Allegiance which was followed by a moment of silence.

Proclamations

Proclaiming October as National Arts and Humanities Month in the City of Grand Junction

Councilmember Reitz read the proclamation and Commission for Arts and Culture Chair Sarah Dishong accepted it.

Proclaiming the Week of October 3 - 9, 2021 as Fire Prevention Week in the City of Grand Junction

Councilmember Herman read the proclamation and Fire Chief Ken Watkins accepted it.

Appointment to the Grand Junction Housing Authority

Council President McDaniel moved to reappoint Ivan Geer to the Grand Junction Housing Authority for a 5-year term expiring October 2026. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller thanked the City for the purchase of property to help alleviate homelessness, spoke of night patrols, and the Firewise program.

Richard Swingle presented a slide and asked Council to approve a full-time ambulance and staff at Fire Station 5 in the Redlands as part of the 2022 budget.

Ed Kowalski thanked the City for meeting with him to address issues over the summer.

Council Reports

Councilmember Pe'a spoke of the Lincoln Park Phase I Improvements Groundbreaking he attended.

Councilmember Herman attended the Economic Summit, the Colorado Municipal League Special Conference, and gave an update on the search for an Executive Director for Grand Junction Economic Partnership.

Councilmember Reitz spoke of the film festival and Art on the Corner in the downtown area.

Council President McDaniel gave an update on the Grand Junction Housing Authority, stated they are recruiting for a Chief Financial Officer, and spoke of Dillard's Grand Opening.

CONSENT AGENDA

Councilmember Pe'a moved to adopt Consent Agenda items #1 - #5. Councilmember Reitz seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the September 13, 2021 Workshop
- b. Minutes of the September 15, 2021 Regular Meeting
- c. Minutes of the September 15, 2021 Executive Session
- d. Summary of the September 20, 2021 Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Grand Junction Municipal Code by Establishing a Process for Optional Premises Licenses and Setting a Public Hearing for October 20, 2021
 - ii. Introduction of an Ordinance Vacating a Portion of the Orchard Avenue Right-of-Way and Setting a Public Hearing for October 20, 2021
 - iii. Introduction of an Ordinance to Rezone the Property Located at 1101 Winters Avenue from General Industrial (I-2) to Light Industrial (I-1) and Setting a Public Hearing for October 20, 2021

- iv. Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and Zoning Approximately 5 Acres from County RSF-R (Residential Single Family - Rural) to R-8 (Residential - 8 du/ac) for the Sage Creek Annexation, Located at 3038 D 1/2 Road, and Setting a Public Hearing for October 20, 2021
- v. Introduction of an Ordinance Zoning Approximately 2.98 Acres from County PUD (Planned Unit Development) to I-1 (Light Industrial) the Phoenix Haus Annexation, Located at 834 21 1/2 Road, and Setting a Public Hearing for October 20, 2021
- vi. Introduction of an Ordinance Rezoning One Parcel Totaling 1.51 Acres from I-1 (Light Industrial) to C-2 (General Commercial), Located at 2150 Hwy 6 and 50 and Setting a Public Hearing for October 20, 2021
- vii. Introduction of an Ordinance Rezoning One Parcel Totaling 26.673 Acres from R-R (Rural-Residential) to MXG-3 (Mixed Use General –3), Located at 765 24 Road and Setting a Public Hearing for October 20, 2021
- viii. Introduction of an Ordinance to Zone Approximately 19.41 Acres from County PUD and County RSF-R (Planned Unit Development and Residential Single Family Rural 5-Acre Lot Sizes) to a City R-8 (Residential – 8 du/ac) for the Westland Meadows Annexation, the Property Located at 2973 D 1/2 Road, Just West of 30 Road in Pear Park and Setting a Public Hearing for October 20, 2021
- ix. Introduction of an Ordinance Rezoning 12.00 Acres from I-1 (Light Industrial) to C-2 (General Commercial), Located at 2211 Hallco Drive and Setting a Public Hearing for October 20, 2021

3. Continue Public Hearings

a. Quasi-judicial

- i. A Resolution Accepting the Petition for the Annexation of 19.41 Acres of Land and Ordinances Annexing the Westland Meadows Annexation to R-8 (Residential - 8 du/ac), on Property Located at 2973 D 1/2 Road, West of 30 Road in Pear Park (***Continued to October 20, 2021***)

4. Contracts

- a. 2021 Community Development Block Grant (CDBG) Subrecipient Agreements

between the Counseling and Education Center, HopeWest, STRiVE, Riverside Educational Center, Mesa County Partners, HomewardBound of the Grand Valley, Mind Springs Health and Housing Resources of Western Colorado and the City of Grand Junction

- b. 2021 North Avenue Sanitary Sewer Improvements Project

5. Resolutions

- a. Resolution Adopting the Grand Junction Fire Department Community Risk Assessment and Standards of Cover
- b. A Resolution Designating the Residence Located at 1155 Grand Avenue in the City Register of Historic Structures, Sites and Districts
- c. 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

REGULAR AGENDA

An Ordinance Making a Supplemental Appropriation for the Purchase of Real Estate at 910 Main Street

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 must be appropriated.

City Council adopted a resolution to affirm the purchase of 910 Main Street at the September 15, 2021 City Council meeting. The purchase of the building and property at 910 Main Street, Grand Junction, Colorado, will 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. A supplemental appropriation is required for the purchase price of \$877,000 and estimated closing costs of \$1,500.

Finance Director Jodi Welch presented this item.

The public hearing was opened at 5:58 p.m.

There were no public comments.

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

Councilmember Herman moved to adopt Ordinance No. 5022, 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 on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

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

City Council passed a resolution to affirm the City's contribution for the purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project on September 15, 2021. The Grand Valley Catholic Outreach has proposed a transitional housing project at the southwest corner of 4th Street and Ute Avenue. The project is known as the Mother Teresa House 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 this project. In order to fund this contribution, a supplemental appropriation is required for \$550,000.

Council expressed support for this item, thanked Catholic Outreach for their work, and asked for total amounts contributed for the Mother Teresa House for all the properties (301 South 4th Street had a \$262,000 contribution in addition to this \$550,000 request for a total of \$812,000).

The public hearing opened at 6:01 p.m.

Sister Karen expressed her gratitude for the City's contributions to the project.

The public hearing closed at 6:03 p.m.

Councilmember Reitz moved to adopt Ordinance No. 5023, 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 on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

A Resolution Accepting the Petition for the Annexation of 6.73 Acres of Land and Ordinances Annexing and Zoning the Reece Annexation to R-5 (Residential – 5 du/ac), Located on Property South of 3035 and 3043 F 1/2 Road

EDKA Land Co., LLC requested annexation of 6.73 acres, property located south of 3035 and 3043 F 1/2 Road and a zone of annexation to R-5 (Residential – 5 du/ac). The Reece Annexation consists of one property of 5.65-acres in addition to land that includes the Price

Ditch consisting of 1.07 acres. The property has a Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac). The subject properties are both owned by the applicant and are currently vacant. The properties are Annexable Developments per the Persigo Agreement. The applicant requested annexation into City limits in anticipation of future residential subdivision development. The zone district of R-5 is consistent with the Comprehensive Plan.

Principal Planner David Thornton presented this item.

Mark Austin with Austin Civil Group represented the applicant and was available to answer questions.

The public hearing opened at 6:14 p.m.

There were no public comments.

The public hearing closed at 6:14 p.m.

Councilmember Pe'a moved to adopt Resolution No. 81-21, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Reece Annexation, approximately 6.73 acres, located on property south of 3035 and 3043 F ½ Road, and to adopt Ordinance No. 5024, an ordinance annexing territory to the City of Grand Junction, Colorado, Reece Annexation, approximately 6.73 acres, located on property south of 3035 and 3043 F ½ Road on final passage and ordered final publication in pamphlet form, and to adopt Ordinance No. 5025, an ordinance zoning the Reece Annexation to R-5 on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

Contract Approval for Construction Management/General Contractor Services for Construction of Fire Station 8

The Fire Department is scheduled to construct and operate the second of three additional fire stations in 2022. Development of the site for Fire Station 7 is still in progress, resulting in construction of Fire Station 8 ahead of Fire Station 7. The City Purchasing Division has completed the selection process for Construction Management/General Contractor (CM/GC) services and has selected FCI Constructors, Inc. (FCI) for this project. FCI will work with the project team, comprised of the Blythe Group, Company Architects and the City project team to design and construct this station. Once contracted, FCI will develop a Guaranteed Maximum Price (GMP) that will be approved by City Council at a later date.

Fire Chief Ken Watkins presented this item and General Services Director Jay Valentine was present to answer questions.

Project Manager with FCI Mark Litzen was available to answer questions.

Conversation ensued regarding what was negotiated during the bid process (general conditions involving the \$362,000 original price that they determined could be reduced due to the efficiencies of the experience in having built several Grand Junction fire stations), whether the other bidder had been contacted (they have), whether this fire station is identical to others in the City (identical to Fire Station 6) and how the budget has increased due to rising costs of materials (\$4.6 million budget for Fire Station 6 vs \$5.5 million for Fire Station 3).

The floor was opened for public comments at 6:26 p.m.

There were no public comments.

The floor was closed for public comments at 6:26 p.m.

Councilmember Herman moved to authorize the Purchasing Division to enter into a contract with FCI Constructors, Inc., to provide Construction Management/General Contractor services for the Fire Station 8 construction project on negotiated terms approved by the City Manager and in a form approved by the City Attorney. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

A Resolution Adopting the Grand Junction Housing Strategy

Staff began work in late December 2020 with Root Policy Research, a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment, which was Phase 1 of the project and completed in May 2021. The Assessment included data collection, a community-wide survey and a series of focus group meetings with key stakeholders. Phase 2 of the project was to develop a Housing Strategy report which was discussed with City Council at its June 14, August 2 and September 13, 2021 workshops. The Grand Junction Housing Strategy builds upon the Grand Valley Housing Needs Assessment (HNA) by outlining strategies tailored to address needs identified in the HNA. Twelve strategies were detailed in the strategy report in the City Council packet and were developed in conjunction with City Council, City staff and Grand Junction area housing stakeholders.

Community Development Director Tamra Allen presented this item.

Council thanked Ms. Allen and City Manager Caton for their work on this project, lauded the road map for moving forward, asked about setting goals, and the possibility of interfacing with other municipalities to see what has been successful. Ms. Allen stated staff conducts professional networking for best practices and will be attending a housing specific conference in the near future.

The floor was opened for public comment at 6:40 p.m.

There were no public comments.

The floor was closed for public comment at 6:40 p.m.

Councilmember Pe'a moved to adopt Resolution No. 82-21, a resolution adopting the 2021 Grand Junction Housing Strategy. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

Non-Scheduled Citizens and Visitors

There were none.

Other Business

Councilmember Reitz spoke of his experience interviewing volunteers and asked if they should change their process to include members from the Boards and Commissions. City Manager Caton spoke of a model to take into consideration (interviewing committees may include a Councilmember, a Board Chair and Staff). City Attorney Shaver said another option is to look at bylaws and consider whether they should specify what a board is looking for. Comments were made regarding how this may impact the recruitment of volunteers.

Council President McDaniel said that the Boards and Commissions policy was not at the top of the list that Council voted to focus on and this can be revisited after the priorities are addressed.

Adjournment

The meeting was adjourned at 6:49 p.m.

Wanda Winkelmann, MMC
City Clerk