

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

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

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

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

Proclamations

Proclaiming November 27, 2021 as Small Business Saturday in the City of Grand Junction

Councilmember Herman read the proclamation and Grand Junction Area Chamber of Commerce President and CEO Diane Schwenke accepted the proclamation.

Proclaiming December 7, 2021 as Grand Valley Gives Day in the City of Grand Junction

Councilmember Stout read the proclamation and Grand Valley Gives representative Samantha Morgan accepted it.

Appointments

To the Planning Commission/Zoning Board of Appeals

Councilmember Herman moved to reappoint Kenneth Scissors, Andrew Teske, and Shanon Secrest to the Planning Commission for four-year terms expiring October 2025 and appoint Melanie Duyvejonck and Kimberly Herek as 1st and 2nd Alternates to the Planning Commission and who will also serve on the Zoning Board of Appeals for four-year terms expiring October 2025. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

To the Forestry Board

Council President McDaniel moved to reappoint Susan Carter, Mollie Higginbotham, and Vince Urbina and appoint William Cooper and Dan Komlo to the Forestry Board for three-year terms expiring November 2024. Councilmember Reitz seconded the motion. Motion carried by unanimous voice vote.

To the Historic Preservation Board

Councilmember Reitz moved to appoint Dave Fishell and Sidney Wood to the Historic Preservation Board for four-year terms expiring June 2025. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Robert Bray introduced students from Colorado Mesa University's Real Estate program that came to observe the meeting, specifically the land-use items.

Ed Kowalski expressed concerns regarding traffic safety.

Dave Zollner spoke about Land Use Code zoning density minimums.

City Manager Report

City Manager Greg Caton said a neighborhood meeting was held to discuss ambulance service at Fire Station 5 and that there are plans to conduct a study and analysis regarding this service. The results will be reviewed at another neighborhood meeting. He also noted the next Coffee with the City Manager is scheduled at 9:30 a.m. on Friday, November 19th at Monument Village Coffee.

Council Reports

Councilmember Pe'a attended the Visit Grand Junction meeting where they discussed offering digital marketing services to local businesses both inside and outside of City limits.

Councilmember Herman attended the Urban Trails Committee meeting where they discussed the ongoing North Avenue Corridor Study which is looking into multimodal use improvements and noted there are opportunities for public input. They also talked about low-cost improvement opportunities to enhance pedestrian and bicycle routes throughout the City. Councilmember Herman also attended the Grand Junction Economic Partnership meeting and said they will begin a new search for the Executive Director position that will be headed by Community Hospital's Human Resources Director Amy Jordan as the previous offer made was not accepted. They were also updated on the Freight Study, are working on a Volume Study, and looking into federal funding opportunities specifically for rail and freight.

Councilmember Reitz attended the Commission on Arts & Culture meeting where they heard reports on how local organizations used the Commission's grant funds.

Councilmember Simpson said he took his grandson to the newly opened River City Sportplex and was pleased to see that this is a quality ice facility and there are plans to open a restaurant, beach volleyball, and batting cages.

Councilmember Stout attended the Associated Governments of Northwest Colorado meeting where the Northwest Colorado Small Business Development Center and upcoming 2022 Economic Development Summit were discussed.

Council President McDaniel said he, Councilmember Herman, and City staff met with the Grand Valley Irrigation Canal Company to build relationships and discuss the potential use of canal banks as City trails.

CONSENT AGENDA

Councilmember Pe'a moved to adopt Consent Agenda items #1 - #4. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the November 1, 2021 Workshop
- b. Minutes of the November 3, 2021 Regular Meeting

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 Church on the Rock North Annexation of 4.91 Acres, Located at 566 Rio Hondo Road, and Setting a Hearing for January 5, 2022
 - ii. Introduction of an Ordinance for Zoning Approximately 14.09 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to CSR (Community Services and Recreation) and 8 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential – 4 du/ac) for the Cross Orchards Annexation, Located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a Parcel with No Physical Address, and Setting a Public Hearing for December 1, 2021

3. Contracts

- a. Authorizing the Guaranteed Maximum Price for the Lincoln Park Stadium Renovation

Project

- b. Intergovernmental Agreement between the City and Downtown Development Authority (DDA) Renewing a Line of Credit for Financing DDA Projects and Programs

4. Resolutions

- a. A Resolution Renaming G 1/8 Road to Woody Creek Drive within Aspen Leaf Estates and the Proposed Liberty Ranch Subdivision
- b. A Resolution Clarifying Resolution Nos. 19-18 and 39-20 Affirming the Approval of the Service Plan for the Lowell Village Metropolitan District

REGULAR AGENDA

An Ordinance Rezoning 8.84 Acres from R-1 (Residential - 1 du/ac) to R-4 (Residential – 4 du/ac), Located at the NW Corner of 26 Road and I-70 Frontage Road

Applicant Louise A. Miller requested a rezone of 8.84 acres located at the NW corner of 26 Road and I-70 Frontage Road from R-1 (Residential - 1 du/ac) to R-4 (Residential – 4 du/ac) in anticipation of future development. The requested R-4 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac).

Principal Planner David Thornton presented this item.

Discussion included that there are two zoning options for this property (grandfathered as R-1 or rezoned according to the 2020 Comprehensive Plan (Comp Plan) to a minimum of R-4), concern that R-2 is not a zoning option, some Comp Plan goals were to discourage residential sprawl and encourage infill to address growth, community confidence in the Comp Plan and City Community Development and Planning Commission decisions.

The public hearing opened at 6:20 p.m.

Donna Aubert spoke on behalf of the Partridge Farms Homeowners Association and asked Council to restrict the development to 20 or fewer lots.

Dr. Larry Tice and Dave Zollner spoke against the rezone with specific concerns about density.

The public hearing closed at 6:30 p.m.

Applicant representative and River City Consultants Project Coordinator Tracy States said the developer is abiding by the Comp Plan, respecting current residents by electing the lower density (estimated to be around three units per acre), taking the wash into consideration, and has conducted a traffic study.

Councilmember Simpson moved to adopt Ordinance No. 5039, an ordinance rezoning one

unaddressed parcel totaling approximately 8.81 acres from R-1 (Residential – 1 du/ac) to R- 4 (Residential – 4 du/ac) located at the NW Corner of 26 Road and I-70 Frontage Road on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Pe'a voting no.

An Ordinance Accepting Fernwood Court in the Knolls Subdivision as a Public Street

Fernwood Court in the Knolls Subdivision was originally platted as a private road due to road geometry not meeting City street design standards in place at the time it was developed in 2004. Since then, the City has adopted the Transportation Engineering Design Standards (TEDS) which includes a section for alternative street designs. The Ravenna Hills Homeowners Association (HOA) overseeing Fernwood Court submitted a request for the City to take over maintenance of the street and provided an approved TEDS exception study. The HOA will cover repairs to concrete and overlay the street in 2022, upon which the City is proposing to take over the street for future maintenance.

Public Works Director Trent Prall presented this item.

Applicant Jimmy Renfro spoke about the history of applying for this request and asked Council for their support.

The public hearing opened at 6:46 p.m.

There were no public comments.

The public hearing closed at 6:46 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 5040, an ordinance accepting Fernwood Court in the Knolls Subdivision as a public street on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Regarding the Zip Line from Eagle Rim to Las Colonias, a Lease and Agreement and Second Amendment to Cooperative Agreement

Bonsai Design (Bonsai) agreed to build a 1,000+ foot zip line from Eagle Rim Park to Las Colonias Park. After significant analysis and discussion among City staff and Bonsai, as well as two public meetings, the launch tower location selected is in a small landscaped area west of the western shelter at Eagle Rim which will minimize disturbance to surrounding neighbors and interruption of existing park amenities as well as afford an experience for the user that meets the goals of the zip line.

Included with the ordinance is a second amendment to the cooperative agreement with updated timelines, a site lease for the affected parkland and an operations and maintenance agreement. These documents lay out the timeline for the zip line planning, construction and opening, the area to be leased to Bonsai to build the zip line launch and the operational plan for the zip line

including such elements as cost, maintenance, safety and defining the roles of both Bonsai and the City.

Parks & Recreation Director Ken Sherbenou and Bonsai Design owner Thaddeus Shrader presented this item.

Discussion included that the pylons depth (about 20 feet) was determined by the slope stability of the pad, concern that the proposed \$18-21 cost per ride may be cost prohibitive to some (may be reduced for school programs), this feature is not intended to maintain a large profit margin, the purpose of this is to be a community benefit, an option will be available to those with limited physical abilities, the lease includes a cost escalator for base fees, plans for the zip line office space, and if fee amendments are needed they would come back to Council through a resolution.

The public hearing opened at 7:07 p.m.

Richard Swingle suggested the \$1 and \$2 fixed fees for the City outlined in the lease be changed to a fixed 8% fee.

The public hearing closed at 7:09 p.m.

Councilmember Herman moved to adopt Ordinance No. 5041, an ordinance approving a lease within Eagle Rim Park for a zip line launch and a zip line landing within Las Colonias Park and the corresponding agreement, as well as the second amendment to the cooperative agreement with Bonsai Aerial Adventures as presented on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember Reitz abstaining.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Council moved to the Administration Conference Room for an Executive Session.

Executive Session - City Hall Administration Conference Room

The City Council of the City of Grand Junction, Colorado met in Executive Session on Wednesday, November 17, 2021 at 7:29 p.m. in the Administration Conference Room, 2nd Floor of City Hall, 250 North 5th Street. Those present were Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Mayor Chuck McDaniel.

Staff present for the Executive Session were City Manager Greg Caton and City Attorney John

Shaver.

Councilmember Stout moved to go into Executive Session:

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO C.R.S. SECTIONS 24-6-402(4)(e)(I) AND/OR 24-6-402(4)(a) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE PURCHASE, ACQUISITION, TRANSFER OR PARTICIPATION IN OR RELATED TO AN INTEREST(S) IN REAL PROPERTY LOCATED AT 1675 LAS COLONIAS DRIVE, GRAND JUNCTION, COLORADO.

Councilmember Pe'a seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 7:29 p.m.

Councilmember Stout moved to adjourn the November 17, 2021 Executive Session. Councilmember Pe'a seconded. Motion carried unanimously.

Adjournment

The meeting adjourned at 8:58 p.m.

Wanda Winkelmann, MMC
City Clerk

