

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

December 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 15th day of December 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, and Council President Chuck McDaniel. Councilmember Rick Taggart was 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 Abe Herman led the Pledge of Allegiance which was followed by a moment of silence.

Appointments

To the Visit Grand Junction Board

Councilmember Pe'a moved to appoint Brenda Green, Elizabeth Forthushniak, and Pat Nichols Perrin to the Visit Grand Junction Board for 3-year terms expiring December 2024. Councilmember Reitz seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke about site specific control areas (warm up tents), night patrols, and showers for the homeless population. He also said veterans have not been able to submit evidence to the Veterans Administration.

Carol Rathbun offered a prayer for the Grand Valley and State of Colorado.

Richard Swingle gave a presentation on his suggested New Year's resolutions for City Council.

Ed Kowalski spoke about COVID-19 deaths, school shootings, and hope for the future.

City Manager Report

City Manager Caton did not provide a report.

Council Reports

Councilmember Pe'a attended the Visit Grand Junction Board meeting.

Councilmember Herman attended the Urban Trails Committee, Grand Junction Economic Partnership, and Homeless Coalition meetings.

Councilmember Reitz provided an update on the Commission on Arts and Culture.

Councilmember Stout provided an update on the Business Incubator Center Executive Director search.

Council President McDaniel provided an update on the Persigo Agreement Modification Committee.

CONSENT AGENDA

Councilmember Pe'a moved to adopt the Consent Agenda items #1 - #5.

Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the November 29, 2021 Workshop
- b. Minutes of the December 1, 2021 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning Approximately 4.79 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential - 8 du/ac) for the Church on the Rock North Annexation, Located at 566 Rio Hondo Road, and Setting a Public Hearing for January 5, 2022
 - ii. Introduction of an Ordinance Amending the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard, and Setting a Public Hearing for January 5, 2022

3. Contracts

- a. Contract for the Land Use and Development Code Update

4. Resolutions

- a. A Resolution Approving Revisions to the City of Grand Junction Purchasing Manual
- b. A Resolution Authorizing an Outdoor Dining Lease to Tacocorp Worldwide, LLC dba TacoParty Located at 126 S. 5th Street
- c. A Resolution Authorizing an Outdoor Dining Lease to Vin Hospitality, LLC dba 626 on Rood Modern American Cuisine & Wine Bar Located at 626 Rood Avenue

5. Other Action Items

- a. Evaluation of the Value of Both the Gravel Resource and the Cost of Gravel Extraction for the Property Located at 359 29 5/8 Road and Consideration to Not Delay Development Approval until Gravel Extraction has been Accomplished or Protection Provided within the Proposed Goose Downs Subdivision

REGULAR AGENDA

An Ordinance Amending the Comprehensive Plan from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a Rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62 Acres, Located at 2020 ½ S. Broadway; and De-Annexation of a Sliver of Land Transferred through a Boundary Agreement to 2006 and 2010 S. Broadway in Unincorporated Mesa County

Applicant, Monument Presbyterian Church requested a Comprehensive Plan Amendment from Rural (1 du/5 ac) to Residential Low (2 – 5.5 du/ac) and a rezone from R-R (Residential – Rural) to R-4 (Residential – 4 du/ac) for 8.62 acres located at 2020 ½ S. Broadway, in anticipation of future development. The requested R-4 zone district is consistent with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac). Concurrent with this request is the need to de-annex (disconnect from the city limits) a sliver of land consisting of 0.14 acres that the applicant transferred from 2020 ½ S. Broadway (located within the city limits) to the owner of 2006 and 2010 S. Broadway (located outside of the city limits) as part of a recent boundary agreement between the parties.

Principal Planner David Thornton and applicant representative, Vortex Engineering, Inc. Senior Planner Ty Johnson presented this item.

The public hearing opened at 6:04 p.m.

There were no comments.

The public hearing closed at 6:04 p.m.

Councilmember Herman moved to adopt Ordinance No. 5045, an ordinance amending the 2020 One Grand Junction Comprehensive Plan from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) on a total of 8.62 acres, located at 2020 ½ S. Broadway and to rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62 acres, located at 2020 ½ S. Broadway; and De-Annexation of a sliver of land transferred through a boundary agreement to 2006 and 2010 S. Broadway in unincorporated Mesa County on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

CDBG Activities: 1) A Resolution to Amend the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program to Reallocate CDBG-CV Round 3 Funds Received via the CARES Act; and 2) Execute a Revised Subrecipient Agreement with Grand Valley Catholic Outreach to Include Additional Round 3 Funds

The City of Grand Junction received two allocations of 2020 CARES Act Community Development Block Grant funds (CDBG-CV) known as Round 1 and Round 3 in the amounts of \$275,976 and \$357,800 respectively (Round 2 funds were only allocated to States).

The City was notified of Round 1 funds in May 2020 and of Round 3 funds in September 2020. Both Rounds 1 and 3 funds were to be used to prevent, prepare for, and respond to the COVID-19 pandemic. These funds needed to be used for typical CDBG activities that responded to the effects of the pandemic including addressing economic and housing market disruptions caused by public health orders, financial assistance for household expenses, the need to rehabilitate a building or to add isolation rooms for recovering coronavirus patients, or other social services, economic development, and microenterprise assistance. In total, the City was allocated \$633,776 in CDBG-CV funds, of which approximately 65 percent have been expended. The remainder of the funds need to be reallocated as the former projects to which they were allocated are no longer needed. The Action Plan needs to be revised to reallocate the funds.

CDBG Administrator and Principal Planner Kristen Ashbeck presented this item.

The public hearing opened at 6:12 p.m.

There were no comments.

The public hearing closed at 6:12 p.m.

Councilmember Stout moved to adopt Resolution No. 105-21, a resolution amending the 2019 Program Year Action Plan as a part of the Grand Junction Five-year Consolidated Plan for the Community Development Block Grant (CDBG) Program and amending the CDBG Citizen Participation Plan pertaining to CDBG-CV funds; and authorize the City Manager to sign the amended Subrecipient Contract between the City of Grand Junction and Grand Valley Catholic Outreach for the reallocation of funding through the City's Amended 2019 Community Development Block Grant (CDBG) Program Year CDBG-CV3 funds. Councilmember Reitz seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Stout noted upcoming social events for Council.

Council President McDaniel said he will put forward revision suggestions to amend the City's Development Code to include Comprehensive Plan amendments.

Executive Sessions

Councilmember Stout moved to go into 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) 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,

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)(a) AND/OR 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE SALE OF REAL PROPERTY LOCATED AT 2600 RIVERSIDE PARKWAY, GRAND JUNCTION, COLORADO and return to Open Session to conclude the Executive Session; adjournment of the December 15, 2021 City Council meeting will occur in the City Hall Administration Conference room.

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

Council moved to the Administration Conference Room for the Executive Sessions.

Executive Sessions - City Hall Administration Conference Room

The City Council of the City of Grand Junction, Colorado met in Executive Session on Wednesday, December 15, 2021 at 6:30 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, and Mayor Chuck McDaniel. Councilmember Rick Taggart was absent.

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

Executive Session #1

Councilmember Stout moved to go into Executive Session #1:

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)(a) AND/OR 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE SALE OF REAL PROPERTY LOCATED AT 2600 RIVERSIDE PARKWAY, GRAND JUNCTION, COLORADO

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

The City Council convened into Executive Session #1 at 6:30 p.m.

Councilmember Stout moved to adjourn Executive Session #1.

Councilmember Pe'a seconded. Motion carried unanimously.

Executive Session #2

Councilmember Stout moved to go into Executive Session #2:

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) 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

Councilmember Reitz seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session #2 at 6:42 p.m.

Councilmember Stout moved to adjourn Executive Session #2.

Councilmember Pe'a seconded. Motion carried unanimously.

Executive Session #2 adjourned at 7:14 p.m.

Adjournment

The December 15, 2021 Regular meeting adjourned at 7:15 p.m. in the Administrative Conference Room.

Wanda Winkelmann, MMC
City Clerk

