

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

**January 5, 2022**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 5<sup>th</sup> day of January 2022 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 January 17, 2022 as Martin Luther King Jr. Day in the City of Grand Junction**

Councilmember Reitz read the proclamation and Martin Luther King, Jr. Day Organizer David Combs accepted the proclamation. Mr. Combs reported that commemoration events will be held, but celebratory events have been cancelled in protest of the John Lewis Voting Rights Advancement Act not being passed by Congress.

**Proclaiming the City of Grand Junction an Inclusive City**

Councilmember Taggart read the proclamation and Dave Edwards accepted the proclamation.

**Proclaiming January 2022 as National Crime Stoppers Month in the City of Grand Junction**

Councilmember Stout read the proclamation and Mesa County Crime Stoppers Board Member Chalane Coit accepted the proclamation.

**Citizen Comments**

Bruce Lohmiller spoke about homeless issues, the School District's Safe 2 Tell Program, and that the Public Broadcasting System is applying for their license renewal.

Ed Kowalski talked about the upcoming anniversary of the January 6<sup>th</sup> event, the City's

previous vision statement, and encouraged polite behavior.

**City Manager Report**

City Manager Greg Caton recognized the Parks & Recreation and Public Works Departments for decorating the downtown trees with lights for the holiday season.

**Council Reports**

Councilmember Pe'a attended the Parks Improvement Board meeting.

Councilmember Reitz attended the Historic Preservation Board meeting.

Councilmember Stout attended the Business Incubator Center Board meeting and noted the state legislative session begins on January 12<sup>th</sup>.

Council President McDaniel attended the Grand Junction Housing Authority meeting.

**CONSENT AGENDA**

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

**1. Approval of Minutes**

- a. Minutes of the December 13, 2021 Special Meeting
- b. Summary of the December 13, 2021 Workshop
- c. Minutes of the December 15, 2021 Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Making Supplemental Appropriations for Employee Childcare Facility and Setting a Public Hearing for January 19, 2022
- b. 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 Brown Property Annexation of 9.84 Acres, Located at 2537 G 3/8 Road, and Setting a Public Hearing

for February 16, 2022

- ii. Introduction of an Ordinance Rezoning 3.42 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) Located at 2858 C ½ Road and Setting a Public Hearing for January 19, 2022

**3. Contracts**

- a. Purchase Fluid Management and Distribution System
- b. Purchase Forestry Grapple Truck

**4. Resolutions**

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2022 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. A Resolution Vacating a Portion of a Publicly Dedicated 14-Foot Wide Multi-Purpose Easement Located at the SE Corner of Highway 50 and Palmer Street as Granted to the City of Grand Junction by Reception Number 2178170
- c. A Resolution Authorizing a Quit Claim Deed to Llano Natural Resources
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Redevelopment of the City Market Site Located at 200 Rood Avenue
- e. A Resolution Amending Resolution No. 85-21 Regarding the Vacation of an Emergency Access Easement in Sundance Village Subdivision

**REGULAR AGENDA**

**Lincoln Park Stadium Renovation Update Regarding Conversion of Stadium Lighting to LED and Baseball Field to Artificial Turf**

Lincoln Park Stadium is undergoing a major renovation which has a projected completion date of May 2022. The Stadium Improvement Committee, comprised of Grand Junction Baseball (JUCO), Colorado Mesa University (CMU), School District #51 and the City, set the project priorities. This City Council update was given due to the extent of the renovation and the importance of this facility to a number of different user groups and the broader community.

Parks & Recreation Director Ken Sherbenou and Stadium Improvement Committee Chairman Bruce Hill presented this item and detailed the status of two unfunded

renovation priorities: stadium light conversion to LED and replacement of the baseball field to artificial turf.

Discussion included what these project completion dates would be (projects would be completed separately from the major renovation with lights in the fall of 2022 and the artificial turf in 2023), the City's 2022 Budget includes a portion for the stadium lighting upgrade, artificial turf grant opportunities are limited, completion of these projects would lead to long-term utility and water cost savings, transition to artificial turf would allow for greater use of the field, artificial versus natural turf installation and replacement costs, events would not be canceled if these projects are not added to the 2022 renovation, newer artificial turf stays cooler than previous versions, options for the renovation contingency fund, fence replacement, and that the bonds were issued for three years.

Council requested a \$600,000 supplemental appropriation for the lighting upgrade and that the artificial turf and fence replacement be discussed as part of the 2023 City Budget.

**A Resolution Accepting the Petition for the Annexation of 4.91 Acres of Land and Ordinances Annexing and Zoning the Church on the Rock North Annexation to R-8 (Residential - 8 du/ac), Located at 566 Rio Hondo Road**

Applicant Church on the Rock, Inc. requested annexation and a zone of annexation of one property to R-8 (Residential 5.5-8 du/ac) for the Church on the Rock North Annexation. The approximately 4.91 acre annexation consists of 1 parcel of land consisting of 4.79 acres that is located at 566 Rio Hondo Road. The Church on the Rock church building is located on the adjacent parcel at 2170 Broadway which is already in the city limits and zoned R-8. There are 0.12 acres of Rio Hondo Road right-of-way in the annexation for a total annexation area of 4.91 acres. The subject property is mostly vacant, but has one existing residence and some outbuildings.

Principal Planner David Thornton presented this item.

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

There were no public comments.

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

Councilmember Stout moved to adopt Resolution No.07-22, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Church on the Rock North Annexation, approximately 4.91 acres, located at 566 Rio Hondo Lane, as well as adopt Ordinance No. 5046, an ordinance annexing territory to the City of Grand Junction, Colorado, Church on the Rock North, approximately 4.91 acres, located at 566 Rio Hondo Road on final passage and ordered final publication in pamphlet form and adopt Ordinance No. 5047, an ordinance zoning the Church on the

Rock North Annexation to R-8 (Residential - 8 du/ac) zone district, from Mesa County zoning of RSF-4 (Residential Single Family 4 du/ac) 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 Amending the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard**

Applicants The Peaks, LLC and Western Constructors, Inc., requested a two-year extension to the phasing schedule for the Redlands Mesa Outline Development Plan (ODP). The Redlands Mesa ODP was originally approved in December of 1999 and was designed for up to 526 residential units and a golf course and associated amenities. In early 2012, the ODP was amended to provide more clarity on the development, including the uses allowed, the proposed phasing schedule, and bulk zoning standards. All developable parcels within the Redlands Mesa ODP were required to be platted by the end of 2021, however three remain unplatted.

Senior Planner Jace Hochwalt presented this item.

The public hearing opened at 6:54 p.m.

There were no public comments.

The public hearing closed at 6:54 p.m.

Councilmember Reitz moved to adopt Ordinance No. 5048, an ordinance amending Ordinance No. 4495 for the Redlands Mesa Planned Development located along West Ridges Boulevard, by establishing a revised phasing schedule on final passage and ordered final publication in pamphlet form. Councilmember Simpson seconded the motion. Motion carried by unanimous roll call vote.

**Public Hearing: A Resolution Designating Voting District Boundaries in the City of Grand Junction**

As a result of the 2020 federal census, the City of Grand Junction was required to review the population in its five districts. The review was conducted to determine if the district boundaries needed to be adjusted to ensure each district is equal in population or as close as possible. In addition to population, compactness, contiguity, natural boundaries, and preservation of communities of interest were considered.

City Clerk Wanda Winkelmann presented this item.

Discussion included current councilmembers will not change districts due to the redistricting, a project is in process to help citizens find their voting district more easily on the City's website, and City voters are able to vote for a candidate from each district.

The public hearing opened at 7:02 p.m.

There were no public comments.

The public hearing closed at 7:02 p.m.

Councilmember Taggart moved to adopt Resolution No. 08-22, a resolution designating Voting District Boundaries in the City of Grand Junction. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

Council President McDaniel opened discussion regarding recent changes made to the 2020 edition of the City's Purchasing Manual.

Councilmember Simpson expressed concern about the transparency and validity of those policy changes as they were not presented to Council for discussion/approval prior to their implementation. Councilmember Simpson suggested proposed policy changes be brought before Council for discussion. He then requested agenda items passed after these changes were made be brought before Council again for discussion.

Council President McDaniel agreed that clarification of Council and staff duties/decisions would be helpful.

Councilmember Reitz suggested there be more clarity on when staff should inform Council of changes.

Councilmember Herman noted Council is a policy level board but agreed that Council should be informed of those types of changes.

Councilmember Stout requested the role of a policy board (versus procedural) be defined.

Councilmember Reitz congratulated Councilmember Herman on his recent engagement.

**Adjournment**

The meeting adjourned at 7:15 p.m.



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Wanda Winkelmann, MMC  
City Clerk