

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

**January 19, 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 19<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 (attended remotely).

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

Council President Pro Tem Stout called the meeting to order. Orchard Mesa Middle School student Elly King led the Pledge of Allegiance which was followed by a moment of silence.

**Proclamations**

**Proclaiming January 2022 as Raising Awareness of Human Trafficking Month in the City of Grand Junction**

Councilmember Taggart read the proclamation and Human Affairs Project Board President Tom Aker from Hispanic Affairs Project accepted the proclamation.

**Citizen Comments**

There were none.

**City Manager Report**

City Manager Greg Caton recognized City Clerk Wanda Winkelmann for her many dedicated and exemplary years of service as she retired from the position January 21<sup>st</sup>.

**Council Reports**

Councilmember Reitz attended the Grand Junction Downtown Development Authority meeting.

Councilmember Simpson attended the Horizon Drive Association Business Improvement District meeting.

Councilmember Taggart attended the Grand Junction Regional Airport Authority

meeting.

Councilmember Herman attended the Urban Trails Committee meeting and said the Grand Junction Economic Partnership Executive Director search is ongoing.

Councilmember Pe'a attended the Parks and Recreation Improvement Board and Visit Grand Junction meetings.

Council President Pro Tem Stout noted the state legislative session began January 12<sup>th</sup> and the Associated Governments of Northwest Colorado and Colorado Municipal League (CML) are reviewing upcoming bills and she is attending those meetings. She is also a member of a CML special committee on policing.

**CONSENT AGENDA**

Councilmember Simpson requested Consent item 3.b. be moved to the Regular Agenda.

Councilmember Reitz moved to adopt the Consent Agenda items #1 - #4 excluding item 3.b. Councilmember Simpson seconded the motion. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Minutes of the January 5, 2022 Regular Meeting
- b. Summary of the January 10, 2022 Workshop

**2. Set Public Hearings**

- a. Quasi-judicial
  - i. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe and Setting a Public Hearing for February 2, 2022

**3. Contracts**

- a. Approval for the Purchase of Firefighter Personal Protective Equipment
- b. Purchase of Fire Department Ladder Truck – **Moved to Regular Agenda**

#### 4. Resolutions

- a. A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund Phase II of the Monument Connect Trail
- b. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program
- c. A Resolution Authorizing the City Manager to Sign a Memorandum of Agreement with the State of Colorado for the Mesa County Risk Mapping Assessment and Planning (MAP) Project - Phase 2 Data Development
- d. A Resolution Authorizing an Application to the Colorado Department of Local Affairs (DOLA) for the 2022 Peace Officers Mental Health Grant (POMH)
- e. A Resolution Amending Resolution No. 45-18 Concerning the Voter Approved Increase in the Lodgers Tax (Lodgers Tax Increase) and Defining and Describing Proper Expenditures Thereof (**POSTPONED UNTIL FEBRUARY 2, 2022**)

#### REGULAR AGENDA

##### Purchase of Fire Department Ladder Truck – Moved from Consent Agenda

Request to purchase a Pierce 100-foot ladder truck with a clean cab option for \$1,578,563. This unit would be a new addition to the fleet and assigned to the future Fire Station 7. With the pandemic and related supply chain impacts the estimated build time for this ladder truck is 16 months. Ordering and purchasing the ladder truck now will allow for it to be delivered and ready for service when Fire Station 7 is completed.

City Manager Caton, Fire Chief Ken Watkins, and General Services Director Jay Valentine presented this item.

Discussion included that the truck purchase is not in the 2022 City Budget, the truck would be completed in the original time frame only if ordered early, ordering early would also allow for cost savings (savings vary by option), commodity purchases are typically done by Purchase Orders (not contracts), a City Apparatus Committee compiled a specification manual for this purchase, a pre-build meeting and mid and final inspections will be scheduled to ensure the truck matches specifications, this could be budgeted for 2023 (since final payment will be made in 2023), this request is for a purchase commitment to maximize savings, concern that legal was not involved in the purchase process, and authorization would be subject to the adoption of a supplemental appropriation ordinance.

Councilmember Herman moved to approve the purchase of the Fire Department Ladder Truck. Councilmember Taggart seconded the motion. Motion carried by roll call vote

with Councilmember Simpson voting no.

**Items Related to Employee Childcare Facility - An Ordinance Making Supplemental Appropriations for Employee Childcare Facility**

The City recognizes the need to expand childcare options for our employees. Availability of childcare is a challenge throughout the community and is especially difficult for those employees working shift schedules. \$500,000 was allocated in the 2022 Adopted Budget to research and implement solutions to support employee childcare needs. By offering childcare options, the City can reduce the potential of employees leaving the workplace, not returning after bringing a new child into the family, and enhance recruiting and retention efforts.

As part of this effort, an existing facility was located, and the City applied for an Employer Based Child Care Facility Grant last month in the amount of \$800,000 to fund a portion of the purchase of the facility and part of the improvements. The City received a notice of intent to award on December 20<sup>th</sup>. The total capital project is estimated at \$1.3 million, funded by the existing \$500,000 in the 2022 Adopted Budget and the \$800,000 grant award. The facility is expected to be operational by July 2022 and has an estimated 2022 operating budget of \$312,000 (including \$40,000 in start-up costs), of which \$213,000 is expected to be covered by fee revenue with the difference of \$99,000 covered within the existing 2022 Adopted Budget.

Parks & Recreation (P&R) Director Ken Sherbenou, P&R Recreation Superintendent Emily Krause, and Finance Director Jodi Welch presented this item.

Discussion included expanding the renovation to increase the space for current and future needs, that the grant requires the facility to be opened by July 1<sup>st</sup>, the projected “pay per day” rates are mid-range for the area (not by week/month) and any spots not used by City employees would be made available to the public.

The public hearing opened at 6:42 p.m.

There were no public comments.

The public hearing closed at 6:42 p.m.

City Council directed staff to provide revised renovation and operating estimates for an expanded facility.

Councilmember Taggart moved to adopt Ordinance No. 5049, an ordinance making Supplemental Appropriations to the 2022 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2022 and ending December 31, 2022 on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

**Items Related to Employee Childcare Facility - Approval of a Contract to Purchase Property at 545 25 ½ Road**

Request for the approval to purchase the former childcare facility located at 545 25 ½ Road at a negotiated price of \$650,000. Built in 1956, this 3,200 square foot building offers three separate spaces for three different age group classrooms which are well suited for the planned City of Grand Junction employee daycare center. The closing date for this transaction is January 21<sup>st</sup>.

General Services Director Jay Valentine presented this item.

The citizen comment period opened at 6:47 p.m.

There were no citizen comments.

The citizen comment period closed at 6:47 p.m.

Councilmember Herman moved to adopt Resolution No. 13-22, a resolution authorizing the purchase and acquisition of real property located at 545 25 ½ Road, Grand Junction, CO, and ratifying actions heretofore taken and directing further actions in connection therewith. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**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**

Applicant Dustin Gehrett, Member, on behalf of 2858 Investors, LLC, requested a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for 3.42-acres located at 2858 C ½ Road in anticipation of future development. The requested R-8 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 8 du/ac).

Senior Planner Nicole Galehouse 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 Pe'a moved to adopt Ordinance No. 5050, an ordinance rezoning approximately 3.42 acres from an R-4 (Residential - 4 du/ac) zone district to a R-8 (Residential - 8 du/ac) zone district located at 2858 C ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

**A Resolution Finding the 2020 One Grand Junction Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update**

Colorado law (C.R.S. 31-12-101, *et. seq.*) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. The law also requires that prior to completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

The City's master plans, currently the 2010 Comprehensive Plan and the 2020 One Grand Junction Comprehensive Plan, have historically been considered and found to be the City's Municipal Three-Mile Plan. These master plans describe the proposed character, extent, and location of land uses and infrastructure preparation as required for a three-mile plan by State law. The proposed resolution reaffirms that the City's current Comprehensive Plan is the City's Municipal Three-Mile Plan and, with the adoption of the 2022 map, satisfies the statutory requirement of the annual update.

Principal Planner David Thornton presented this item.

Discussion included that the Persigo Agreement has no bearing on the 3-Mile Plan annexation restrictions, these boundaries were established for both City and County planning purposes in the February 2021 update to the Future Land Use Map, and the City will follow up with the County regarding this updated Plan.

The citizen comment period opened at 7:01 p.m.

There were no citizen comments.

The citizen comment period closed at 7:01 p.m.

Councilmember Pe'a moved to adopt Resolution No. 14-22, a resolution reaffirming the City's Comprehensive Plan as the Grand Junction Municipal 3-Mile Plan and adopting the Grand Junction Municipal 3-Mile Plan Map as the 2022 annual update of the 3-Mile Plan, satisfying the requirements of C.R.S. 31-12-101 *et. seq.* and all applicable law. Councilmember Reitz seconded the motion. Motion carried by unanimous roll call vote.

**Discussion and Possible Direction Regarding the Development and Implementation of a Graywater Ordinance**

Colorado's Graywater Control regulations require that cities adopt an ordinance for graywater that specifies requirements, prohibitions, and standards for the use of graywater for non-drinking water purposes to encourage the use of graywater, and to protect public health and water quality.

City Manager Caton and Utilities Director Randi Kim presented this item.

Discussion included how the implementation of this process can save money and resources, a request for further explanation/education, this equipment can be installed in new builds and retrofitted, state regulations will be updated in 2022, suggested fees would be only for initial permitting, concern that recurring fees would deter use, and Ute Water revenue may be impacted by this process.

City Council directed staff to craft graywater regulations and bring forward in a future ordinance to allow use the of this process within city limits.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 7:21 p.m.



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Wanda Winkelmann, MMC  
City Clerk