

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

February 2, 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 2nd day of February 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, Interim City Clerk Laura Bauer and Deputy City Clerk Janet Harrell.

Council President McDaniel called the meeting to order. Homeschool student Jase Donalson led the Pledge of Allegiance which was followed by a moment of silence.

Presentations

Champion of the Arts

Commission on Arts & Culture Chair Sarah Dishong honored Gary Ambrosier as the 26th recipient of the Champion of the Arts Award and presented him with a painting by Charles Morris.

Appointments

To the Planning Commission/Zoning Board of Appeals

Councilmember Herman moved to appoint Melanie Duyvejonck to the Planning Commission for a term ending October 2024 and Kim Herek to the 1st Alternate position on the Zoning Board of Appeals/Planning Commission for a term ending October 2025 and Jimmie Phillips to the Zoning Board of Appeals/Planning Commission 2nd Alternate position for a term ending October 2025. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke about recent shootings, the importance of recognizing and reporting warning signs of violent behavior, and COVID-19 vaccinations.

Randy Spydell asked Council to consider using a ranked choice voting method to fill Council vacancies. He referred Council to Section 37 of the City Charter.

Ed Kowalski expressed concern regarding traffic safety and thanked Mayor McDaniel for taking time to talk to him.

Richard Swingle thanked Council for their service and talked about the Fire Station 5 ambulance studies.

City Manager Report

City Manager Greg Caton clarified some timeline points regarding the proposed ambulance for Fire Station 5 and noted evaluations and findings will be completed this spring.

Council Reports

Councilmember Reitz thanked Commission on Arts & Culture Chair Sarah Dishong for her professionalism and efficiency and introduced Marlene Godsey as the Commission's new City staff liaison. He then noted the Commission's annual grant funds were increased for 2022, 21 applications were received and art displays around the City have been, or will be, updated soon.

Councilmember Simpson attended the Grand Valley Regional Transportation Committee meeting.

Councilmember Stout attended the Business Incubator Center (BIC) meeting and noted the BIC will have a Leading Edge course beginning soon. She also attended the Riverview Technology Corporation meeting and explained some of the upcoming challenges posed by the Department of Energy moving from their building. The Associated Governments of Northwest Colorado, Colorado Municipal League and the Grand Junction Area Chamber of Commerce have committees, all of which Councilmember Stout attends, watching state legislation that may impact local governments.

Councilmember Pe'a spoke on behalf of the Parks & Recreation Advisory Board and said they are in favor of the Redlands 360 items that are on this agenda.

Councilmember Herman attended the Urban Trails Committee, Grand Junction Economic Partnership, Homeless Coalition, and the American Rescue Plan Act (ARPA) Committee meetings. He then explained the purpose of the ARPA Committee.

Councilmember Taggart attended the Grand Junction Regional Airport Authority meeting.

Council President McDaniel attended the Grand Junction Housing Authority meeting and announced a virtual community meeting, "Coffee with Abe and Chuck" to be held on February 4th.

CONSENT AGENDA

Councilmember Simpson requested Consent Agenda item 4.a. be moved to the Regular Agenda.

Councilmember Pe'a moved to adopt the Consent Agenda items #1 - #5 excluding item 4.a. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the January 19, 2022 Regular Meeting

2. Set Public Hearings

- a. Legislative

- i. Introduction of an Ordinance to Amend Title 21 of the Grand Junction Municipal Code to Modify Residential Density Regulations for Development Projects in the B-1 (Neighborhood Business), C-1 (Light Commercial), M-U (Mixed Use), and BP (Business Park Mixed Use) Zoning Districts and Setting a Public Hearing for February 16, 2022

- b. Quasi-judicial

- i. Introduction of an Ordinance to Rezone 2.4 Acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), Located at 639 Pioneer Road and Setting a Public Hearing for February 16, 2022
- ii. 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 Trinklein Annexation of 0.88 Acres, Located at 2067 Ferree Drive, and Setting a Public Hearing for March 16, 2022
- iii. Introduction of an Ordinance Zoning Approximately 9.84 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 du/ac) for the Brown Property Annexation, Located at 2537 G 3/8 Road, and Setting a Public Hearing for February 16, 2022
- iv. Introduction of an Ordinance to Rezone Lot 7, Block 5, Cimarron Mesa Subdivision - 16.70 Acres Total from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac), Located South of Hwy 50 and West of B ½ Road and Setting a Public Hearing for February 16, 2022

3. Contracts

- a. Contract for the 28 ¼ Road and Hawthorne Road Construction Project
- b. Contract to Purchase Grand Junction CRI (MOVED TO FEBRUARY 16, 2022)
- c. 2021 Community Development Block Grant (CDBG) Subrecipient Agreement between Karis, Inc. and the City of Grand Junction
- d. Purchase Crosswalk Flashing Beacons

4. Resolutions

- a. 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 – **Moved to Regular Agenda**
- b. A Resolution Approving the Vacation of 5 Feet of a 50 Foot Public Irrigation Easement, Located at 791 Jordanna Road

5. Other Action Items

- a. Adopt Cultural Strategic Plan 2022-2027

REGULAR AGENDA

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 – Moved from Consent Agenda

By law the City Council must determine that the revenue derived from the Lodgers Tax Increase is collected, retained and spent solely for the purpose(s) of promoting and marketing travel, tourism and tourism related activities, as provided in Measure 2A. With this Resolution the City Council is exercising its authority to define and describe the proper purposes of the annual allocation(s) to the Grand Junction Regional Air Service Alliance (GJRASA).

Discussion included that the purpose of this item is to allow these tax funds to be used for new and restoration of (suspended/terminated) airline services, that the City's scope does not go beyond authorizing and defining expenditures within the context of the ballot question, the City could compel the GJRASA to disclose final agreements (public disclosure could be a detriment to negotiations due to the competitive nature of the industry), the Memo of Understanding will be reviewed and include discussion that if there is a non-disclosure agreement the City Manager, Attorney and Finance Director would be allowed to review the agreement.

Councilmember Taggart moved to adopt Resolution No. 16-22, 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. The motion was seconded. Motion carried by voice vote with Councilmember Simpson voting no.

Introduction of an Ordinance Making Supplemental Appropriations and Setting a Public Hearing for February 16, 2022

This supplemental appropriation will provide necessary spending authority for the procurement of a new Fire Department ladder truck, replacement of equipment in the Ridges Irrigation system, additional funding for the lighting project at the Lincoln Park Stadium, the contract to construct the multi-purpose building at the Lincoln Park Stadium in partnership with Colorado Mesa University, and additional funding to expand the recently approved employee childcare facility.

Finance Director Jodi Welch and City Manager Greg Caton presented this item.

Discussion included the distinction of Council as a policy board versus staff functions, from which fund (loan or rate/undetermined) the Ridges item will be paid and that it will be paid back through user fees.

Councilmember Herman moved to introduce 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 and set a public hearing for February 16, 2022. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Request for 2022 Fireworks Displays at Suplezio Field

Fireworks displays were requested on behalf of Colorado Mesa University (CMU), Junior College World Series, Grand Junction Rockies and the City of Grand Junction for a total of five shows. All requested shows would be in conjunction with baseball games for the following dates: May 6th – CMU participation night, May 31st (Memorial Day) – JUCO's salute to veterans, June 10th – Grand Junction Rockies, July 4th (Independence Day) – City of Grand Junction/Grand Junction Rockies, and August 5th – Grand Junction Rockies (if either Rockies show is cancelled due to weather, a show would be rescheduled to August 19th).

Previously 10 shows were approved each year but there was significant negative feedback from the surrounding neighborhood. In response to neighborhood and Council concerns, staff proposed reducing the number of shows to five. All partners who participate in the fireworks shows agreed to this downsized schedule.

Parks & Recreation Director Ken Sherbenou and Grand Junction Rockies President Mick Ritter presented this item.

Discussion included thanking staff and the Grand Junction Rockies for taking neighborhood concerns into account and establishing a set time for the July 4th show, CMU will play as many games at Lincoln Park as construction will allow, installation of the LED lights is projected to be late summer/early fall, set start times for fireworks shows will be considered when the LED lights are installed, the July 4th show is scheduled to start at 9:45 p.m., and the history of Council direction regarding fireworks shows.

Councilmember Stout moved to approve the request for five public fireworks displays at Lincoln Park Stadium as presented by Colorado Mesa University, Grand Junction Baseball (JUCO), Grand Junction Rockies, and the City of Grand Junction.

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

Items Related to the Redlands 360 Development Zoning & Metropolitan District

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

Grand Junction Land Company, LLC (GJLC) and Redlands Three Sixty, LLC (360), in conjunction with La Plata Communities, LLC (applicant) proposed the Redlands 360 Planned Development (Development) project to be constructed on 600 acres of land generally located south of the Redlands Parkway and the Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development.

The applicant requested approval of a Planned Development (PD) Outline Development Plan (ODP) for the proposed Development and, if approved, will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property. It is anticipated the development will occur over a 25-year timeframe.

Intergovernmental Agreement with the Redlands 360 Metropolitan Districts Nos. 1 through 9 ("Districts") for Construction and Maintenance of Improvements Associated with the Redlands 360 Development South of the Redlands Parkway and State Highway 340 Intersection and the Canyon Rim 360 Subdivision Located at the East End of Canyon Rim Drive

In June 2020, City Council conditionally approved the Redlands 360 Metropolitan Districts Nos. 1 through 9 Service Plan. The conditions for approval were 1) City review and approval of a Development Plan for the property defined in the Service Plan; and 2) execution of an Intergovernmental Agreement (IGA) between the City and the Districts. The first condition will be met upon favorable consideration of the Planned Development (PD) Outline Development Plan (ODP) (agenda item 8.a.i.) for the Redlands 360 Development. The City's consideration and approval of this item will satisfy condition 2.

The purpose of the IGA is to set forth the obligations of and benefits to the parties in relation to maintenance activities associated with Public Improvements located within and adjacent to the Service Area.

Consider a Request by La Plata Communities, LLC to Accept the Dedication of 6.48 Acres of Land in the Canyon Rim 360 Subdivision to the Redlands 360 Metropolitan Districts Nos. 1 through 9 as Dedicated for General Public Use

La Plata Communities, LLC (applicant) proposed the City accept the dedication of 6.48 acres of open space to the Redlands 360 Metropolitan Districts Nos. 1 through 9 for general public access and use. The 6.48 acres is comprised of three tracts within the subdivision that provide trail access; connections to the proposed open space, parks, and trail system that will be within the Redlands 360 Project. The proposed open space will serve an area where, based on the recent Parks, Recreation and Open Space (PROS) Master Plan, there is a lack of public neighborhood open space and parks.

Principal Planner Kristen Ashbeck presented the Redlands 360 items.

Council took a break at 7:18 p.m.

The meeting resumed at 7:31 p.m.

La Plata Communities, LLC President and Chief Financial Officer Douglas Quimby, Director of Planning Cody Humphrey and Kaart Planning, Planning Manager Ted Ciavonne provided a presentation on the Redlands 360 Master Plan Community Project.

Discussion included that it will be sad for this popular recreation area to be developed yet exciting to see this development, the development's open spaces will be maintained by the Metro Districts, some restrooms will be included in the open spaces, construction of the trail systems will coincide with the development of the adjacent lands, discussions with the BLM (Bureau of Land Management) for permissions/permits regarding the south entrance are in process, per state statute the open spaces will be available to the public in perpetuity, the historic trails will remain "soft" but be improved for greater stability, residents will only be offered conservation landscaping options (xeriscape, no irrigation to homes, lawn restrictions, solar allowed), the 25-year timeframe is based on community factors, the development's PD range is far below the City Code's allowed "maximum" density, the previously approved Canyon Rim open space will be integrated into the ODP and within the Metro Districts, and Metro District No. 1 and 9 have been formed but cannot function until the Service Plan conditions have been met and approved by the City through an IGA (agenda item 8.a.ii.).

The public hearing opened at 8:44 p.m.

There were no public comments.

The public hearing closed at 8:44 p.m.

Councilmember Taggart moved to adopt Ordinance No. 5051, an ordinance zoning the Redlands 360 Annexation, amending the Comprehensive Plan, rezoning a portion of the proposed of the Redlands 360 Development and establishing Planned Development (PD) Outline Development Plan (ODP) for the entire Redlands 360 Development generally located south of the Redlands Parkway and Highway 340 intersection over a 25-year timeframe including approval of the request to accept the dedication of a minimum of 185 acres of land in the Redlands 360 Development, in compliance with Section 21.06.020(a)(1) of the Zoning and Development Code on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Councilmember Stout moved to adopt Resolution No. 19-22, a resolution entering into an agreement with the Redlands 360 Metropolitan Districts Nos. 1 through 9 regarding construction and ongoing maintenance of improvements associated with the Redlands 360 and Canyon Rim Developments. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

Councilmember Reitz moved to approve the request to accept the dedication of land in the Canyon Rim 360 Subdivision, Tracts B, D and E totaling 6.48 acres, in satisfaction of Section 21.06.020(a)(1) of the Zoning and Development Code. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Herman said the ARPA Committee requested direction from Council regarding a suggested timeframe in which to submit a report. After discussion Council recommended a six-month timeframe.

Adjournment

The meeting adjourned at 8:55 p.m.

Laura Bauer, MMC
Interim City Clerk

