

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

**April 20, 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 20<sup>th</sup> day of April 2022 at 5:30 p.m. Those present were Councilmembers Abe Herman, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart and Council President Chuck McDaniel. Councilmember Phillip Pe'a was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, Interim City Clerk Laura Bauer, Deputy City Clerk Selestina Sandoval, Fire Chief Ken Watkins, Principal Planner Kristen Ashbeck, Senior Planner Jace Hochwalt, Senior Planner Nicole Galehouse and Visit Grand Junction Director Elizabeth Fogarty.

Council President McDaniel called the meeting to order. Tope Student Kodi Kyle led those present in the Pledge of Allegiance, followed by a moment of silence.

**Presentations**

**Grand Junction Fire Department Accreditation**

Fire Chief Ken Watkins presented the plaque recognizing the Grand Junction Fire Department as an accredited agency with the Commission on Fire Accreditation International and said a few words regarding the accreditation process, timeline and merit. He introduced and thanked his team: Deputy Chief Chris Angermuller (Accreditation Manager), Community Risk Specialist Ellis Thompson-Ellis (Assistant Accreditation Manager and Data Specialist), and Communication Center Supervisor Shon Kiniston who also assisted in the process.

City Manager Caton praised the department for their efforts in obtaining the accreditation.

**Appointments**

**To the Parks and Recreation Advisory Board**

Councilmember Stout moved and Councilmember Taggart seconded to reappoint Lisa Whalin, Kyle Gardner, Austin Solko, and Cindy Enos-Martinez to the Parks and Recreation Advisory Board for three-year terms expiring June 2025. Motion carried by unanimous voice vote.

**Proclamations**

**Proclaiming April 23, 2022 as Arbor Day in the City of Grand Junction**

Council President McDaniel read the proclamation. Forestry Board Chair Susan Carter accepted the proclamation.

**Citizen Comments**

Bruce Lohmiller invited the public to speak at Citizen Comments, spoke regarding housing issues in the community and expressed concern regarding Fentanyl.

**City Manager Report**

City Manager Greg Caton outlined 2022 Spring Cleanup statistics.

**Council Reports**

Councilmember Reitz commended Spring Cleanup efforts by staff.

Councilmember Stout reported the legislative session is near its end and will report on outcomes at a future meeting.

Councilmember Taggart gave an update on the Grand Junction Regional Airport Authority.

Councilmember Herman gave an update on the Urban Trails Committee, invited the public to the Western Colorado Economic Summit and provided a Grand Junction Economic Partnership Executive Director search update.

**CONSENT AGENDA**

Councilmember Stout moved to adopt Consent Agenda items #1 - #3. Councilmember Herman seconded. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Minutes of the March 16, 2022 Regular Meeting
- b. Minutes of the April 4, 2022 Special Meeting
- c. Minutes of the April 6, 2022 Regular Meeting

**2. Procurements**

- a. Contract for Professional Services for Document Scanning, Digitizing and Indexing
- b. Hogchute (aka Carson) Reservoir Dam Modifications Change Order No. 2

**3. Resolutions**

- a. A Resolution Vacating a Portion of a Public Storm Sewer Right-of-Way on the Campus of Grand Junction High School at 1400 N. 5<sup>th</sup> Street
- b. A Resolution Approving the Grand Junction City Council Audit Committee Charter and Appointing Anna Stout and Chuck McDaniel as the 2022-2023 Audit Committee

**REGULAR AGENDA**

**An Ordinance Vacating a Public Alley Right-of-Way, Located South of 245 and 333 South Avenue**

Anna Company, LLC requested vacation of an undeveloped east-west alley that lies south of 245 and the west portion of 333 South Avenue. The area to be vacated is a 10-foot wide and variable length strip of land, encompassing a total of 2,239 square feet. The vacation of the alley will eliminate the approximately one-foot encroachment of the building into a public right-of-way. The requested vacation conforms with the City's Comprehensive Plan and Circulation Plan.

Principal Planner Kristen Ashbeck presented this item.

The public hearing opened at 6:02 p.m.

There were no comments.

The public hearing closed at 6:02 p.m.

Councilmember Taggart moved and Councilmember Simpson seconded to adopt Ordinance No. 5067, an ordinance vacating a portion of public alley right-of-way south of 245 and 333 South Avenue on final passage and ordered final publication in pamphlet form. Motion carried unanimously by roll call vote.

**An Ordinance Rezoning One Parcel Totaling Approximately 2.46 Acres from PD (Planned Development) to C-1 (Light Commercial), Located at the Northeast Corner of Horizon Drive and 27 ½ Road**

Property owner Emanuel Epstein Revocable Trust requested the rezone of one parcel totaling approximately 2.46 acres from PD (Planned Development) to C-1 (Light Commercial) located at the northeast corner of Horizon Drive and 27 ½ Road. The requested C-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Commercial.

Senior Planner Jace Hochwalt 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 Reitz moved and Councilmember Simpson seconded to adopt Ordinance No. 5068, an ordinance rezoning approximately 2.46 acres from a PD (Planned Development) zone district to a C-1 (Light Commercial) zone district located at the northeast corner of Horizon Drive and 27 ½ Road on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Ordinance Rezoning 1.18 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac), Located at 702 25 Road**

Property owner Kent Slawson requested a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for 1.18-acres located at 702 25 Road in anticipation of future development. The R-8 zone district is consistent with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 8 du/ac).

Senior Planner Nicole Galehouse presented this item.

Council had questions regarding the zoning in surrounding areas.

The public hearing opened at 6:21 p.m.

There were no comments.

The public hearing closed at 6:21 p.m.

Councilmember Herman moved and Councilmember Stout seconded to adopt Ordinance No. 5069, an ordinance rezoning approximately 1.18 acres from an R-4 (Residential - 4 du/ac) zone district to a R-8 (Residential - 8 du/ac) zone district located

at 702 25 Road on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

### **A Resolution Adopting the Grand Junction Area Tourism Membership Program, Managed by Visit Grand Junction**

In 1996, the City Council authorized the expansion of the Visitor & Convention Bureau (now known as Visit Grand Junction (VGJ)) marketing programs to include lodging properties outside the Grand Junction City limits. The offering of those services has been reauthorized four times since the initial resolution, with the most recent reauthorization being October 2016 with the approval of Resolution No. 41-16.

In late 2021, the VGJ Board of Directors recommended that the marketing program be improved and expanded beyond lodging to include other tourism-related events and businesses. The proposed changes, marketing programs and services will be more inclusive and equitable. For lodging businesses outside the City of Grand Junction, there will be a membership fee of no less than \$350/year and they will be required to enter into a Membership Program Agreement. This fee helps to create an even balance with those in the City that collect and pay a lodging tax.

Visit Grand Junction Director Elizabeth Fogarty presented this item.

Council questioned if setting fees was within the scope of an advisory board, if in setting the fees, there isn't a conflict of interest between Board members and potential business competitors, and if the membership contracts were public record. City Attorney Shaver confirmed the contracts will be between the City and not Visit Grand Junction and will be subject to the Open Records Act. Ms. Fogarty informed Council that local businesses are excited for the launch of this program. Council commended the Board for the development of this program.

Councilmember Stout moved and Councilmember Herman seconded to adopt Resolution No. 35-22, a resolution adopting Visit Grand Junction's Grand Junction Area Tourism Membership Program, allowing Visit Grand Junction, on behalf of the City of Grand Junction, to enter into contracts for their marketing services with tourism-related businesses within Mesa County. Motion carried by unanimous voice vote.

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

Todd Anderson recommended Citizen Comments be moved right after the moment of silence.

### **Other Business**

Councilmember Taggart requested an affordable housing item be put on a workshop

agenda to develop a program for residential and multi-housing projects to help provide more affordable housing options.

**Adjournment**

The meeting adjourned at 6:52 p.m.



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Laura Bauer, MMC  
Interim City Clerk