

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

**May 4, 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 4<sup>th</sup> day of May 2022 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a (virtually), 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, Deputy City Clerk Selestina Sandoval, Police Chief Doug Shoemaker, Senior Planner Nicole Galehouse, and General Service Director Jay Valentine.

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

**Proclamations**

**Proclaiming the Week of May 1 - May 7, 2022 as Municipal Clerks Week in the City of Grand Junction**

Councilmember Herman read the Proclamation. Interim City Clerk Laura Bauer accepted the proclamation with her staff present: Records Manager Debbie Kemp, Deputy City Clerk Janet Harrell, Deputy City Clerk Selestina Sandoval, and Administrative Assistant Kerry Graves.

**Proclaiming May 15 - May 21, 2022 as Police Week in the City of Grand Junction**

Councilmember Stout read the Proclamation. Police Chief Doug Shoemaker accepted the proclamation.

**Appointments**

**Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem**

Councilmember Stout moved and Councilmember Herman seconded to use voice voting as the selection method in appointing the Mayor and Mayor Pro Tem. Motion carried by unanimous voice vote.

Councilmember Herman moved and Councilmember Pe'a seconded to nominate

Councilmember Stout for Council President/Ex-Officio Mayor.

Councilmember Taggart moved and Councilmember Herman seconded to close nominations. Councilmember Reitz spoke in favor of the nomination. Motion carried by unanimous roll call vote.

Councilmember Taggart moved and Councilmember Herman seconded to appoint Councilmember Stout to Council President/Ex-Officio Mayor. Councilmember Herman and Councilmember Pe'a spoke in favor of the nomination. Motion carried by voice vote with Councilmember Simpson voting no.

Councilmember McDaniel moved and Councilmember Taggart seconded to nominate Councilmember Herman to Council President Pro Tem/Ex-Officio Mayor Pro Tem.

Councilmember Herman moved and Councilmember Stout seconded to close the nominations. Motion carried by unanimous voice vote.

Motion to appoint Councilmember Herman as Council President Pro Tem/Ex-Officio Mayor Pro Tem carried by voice vote with Councilmember Simpson voting no.

Councilmembers thanked Councilmember McDaniel for his service as Mayor.

Councilmember Pe'a left the meeting.

### **Citizen Comments**

Bruce Lohmiller spoke regarding homelessness.

Ed Kowalski spoke regarding community guidelines and law enforcement engagement.

Jonathan Rouse spoke and introduced himself and his company.

Pooka Campbell, community advocate, spoke about health equity in the community.

Stephania Vasconez with Mutual Aid Partners spoke of the homeless community.

### **Council Reports**

Councilmember Herman gave an update on the Homeless Coalition and Grand Junction Economic Partnership Executive Director search.

Mayor Stout stated the legislative session is nearing its end and there will be an update at the next meeting regarding which bills passed and how it will impact the City.

**CONSENT AGENDA**

Councilmember Taggart asked for a correction to be made to the Staff Report on Item 4.b.

Councilmember Reitz moved and Councilmember Herman seconded to adopt Consent Agenda items #1 - #4. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Summary of the April 18, 2022 Workshop
  
- b. Minutes of the April 20, 2022 Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance to Reenact Ordinance No. 4833 Regarding Camping on Public Property/Public Places with the Elimination of the Sunset Clause and Setting a Public Hearing for May 18, 2022
  
- b. Quasi-judicial
  - ii. Introduction of an Ordinance for Zoning Approximately 2.37 Acres from County RSF-4 (Residential Single Family - 4 du/ac) to R-5 (Residential - 5 du/ac) for the Twenty Eighty Broadway Annexation, Located at 2080 Broadway and Setting a Public Hearing for May 18, 2022

**3. Procurements**

- a. 2022 Contract Street Maintenance – Seal Coat
  
- b. Construction Contract for Partial Reconstruction of South Rim Drive and Kansas Avenue
  
- c. Purchase Tow Behind Stump Grinder from Vermeer Sales in Grand Junction, Colorado

**4. Resolutions**

- a. A Resolution Adopting the 4<sup>th</sup> and 5<sup>th</sup> Street Feasibility Study

- b. A Resolution Setting Fees for Cannabis Licensing

### **REGULAR AGENDA**

#### **An Ordinance Amending Title 21 Chapter 4, Chapter 6, and Chapter 10 and Amending Title 27, Chapter 12 of the Grand Junction Municipal Code Regarding Use Standards and for Specific Buffering between Certain Schools and Rehabilitation Facilities, and Adopting Regulations for Signage of Cannabis Businesses, and Definitions for such Businesses**

The voters approved referred measures 2A and 2B at the City election on April 6, 2021. The approval of those measures provides the City Council an opportunity to allow for and regulate Marijuana “Cannabis” businesses and to establish tax rates and regulations for the retail cannabis industry in Grand Junction.

The City Council met on July 13, 2020, November 30, 2020, December 17, 2020, January 4, 2021, January 20, 2021, March 1, 2021, May 3, 2021, June 7, 2021, July 19, 2021, July 21, 2021, September 20, 2021, November 1, 2021, January 10, 2022, February 14, 2022, and March 14, 2022, to discuss and provide direction regarding the regulation of Cannabis (Marijuana) Retail Sales within the City of Grand Junction. The proposed ordinances are the product of these extensive discussions and the culmination of the City’s effort to create a system for regulating cannabis retail sales businesses that protect the health, safety and welfare of the community while creating a fair and equitable process to select qualified operators of up to ten retail sales locations. This proposed ordinance is the last of three ordinances that were on first reading on March 16, 2022 and is specific to the zoning requirements for cannabis licensing. This ordinance amends certain sections of the Zoning and Development Code (Title 21 and Title 27) The Planning Commission heard the item at their April 12, 2022 meeting.

Senior Planner Nicole Galehouse presented this item.

The public hearing opened at 6:22 p.m.

There were no comments.

The public hearing closed at 6:22 p.m.

Councilmember Simpson moved and Councilmember Herman seconded to adopt Ordinance No. 5070, an ordinance amending Title 27, Chapter 12 of the Grand Junction Municipal Code regarding use standards and for specific buffering between certain schools, and rehabilitation facilities, and adopting regulations for signage of cannabis businesses, and definitions for such businesses upon final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Agreement Solar Farm Subscription with Pivot Energy**

Pivot Energy is developing a solar garden project on land they leased from the City located at 2940 D ¼ Rd. The land lease was approved by City Council at the November 3, 2021 City Council meeting. Pivot Energy is proposing that the City of Grand Junction subscribe to 311 kWh of the power produced that will serve a variety of City electrical meters that include administrative, operational, and recreational facilities.

The City would be required to sign a 10-year contract, subject to annual appropriations, with Pivot Energy for the purchase of this energy.

General Services Director Jay Valentine presented this item.

City Manager Caton spoke of the importance of such programs and opportunities for the City.

Councilmembers asked for clarification on the 20-Year Summary, and comments were made stating this program fits perfectly into the City's Strategic Plan. City Attorney Shaver clarified the contract is with Sun Central, LLC who is a wholly owned subsidiary of Pivot Energy.

Councilmember Herman moved and Councilmember Reitz seconded to approve the request to authorize the City Manager to enter into a Community Solar Garden Subscription Agreement with Pivot Energy. Motion carried by unanimous voice vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

Councilmember Simpson wanted to add an agenda item to discuss the reasoning behind entering into contracts with three-year renewals.

**Executive Session - City Hall Administration Conference Room**

Councilmember Herman moved and Councilmember Reitz seconded to go into EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS UNDER AND PURSUANT TO SECTION 24-6-402(4)(F)(I) C.R.S. OF THE OPEN MEETINGS LAW RELATIVE TO CITY COUNCIL EMPLOYEES, SPECIFICALLY THE CITY MANAGER AND CITY ATTORNEY WHOM HAVE NOT REQUESTED DISCUSSION IN OPEN SESSION, and return to Open Session to conclude the Executive Session; adjournment of the meeting to occur in the City Hall Administration Conference room. Motion carried by unanimous voice vote.

The City Council of the City of Grand Junction, Colorado convened into Executive at

6:50 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor of City Hall, 250 North 5<sup>th</sup> Street. Those present were Councilmembers Abe Herman, Chuck McDaniel, Randall Reitz, Dennis Simpson, Rick Taggart, and Council President Stout. Councilmember Phillip Pe'a was absent.

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

Councilmember Herman moved and Councilmember Simpson seconded to adjourn the May 4, 2022 Executive Session. Motion carried unanimously.

The meeting adjourned at 9:04 p.m.



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Laura Bauer, MMC  
Interim City Clerk