

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

**June 1, 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 1<sup>st</sup> day of June 2022 at 5:33 p.m. Those present were Councilmembers Chuck McDaniel, Phillip Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart, and Council President Anna Stout. Councilmember Abe Herman was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Janet Harrell, Public Works Director Trent Prall, Senior Planner Jace Hochwalt, and Community Development Director Tamra Allen.

Council President Stout called the meeting to order. Colorado Mesa University student Angelina Hunter led those present in the Pledge of Allegiance, followed by a moment of silence.

**Presentations**

**Presentation of Appreciation Plaque to Outgoing President of the Council/Mayor Chuck McDaniel**

Council President Stout presented former Mayor Chuck McDaniel with a plaque recognizing him for his service.

**Proclamations**

**Proclaiming June as Immigrant Heritage Month in the City of Grand Junction**

Councilmember Pe'a read the proclamation. Emily McConnell, Head of Adult Learning for Mesa County Public Libraries accepted the proclamation.

**Proclaiming May 30<sup>th</sup> – June 3<sup>rd</sup> as The Week of Service and Understanding in the City of Grand Junction**

Council President Stout read the proclamation. Ben Carin accepted the proclamation.

**Citizen Comments**

Bruce Lohmiller spoke about immigration and housing issues.

Ed Kowalski expressed concern that communities are not safe.

Eric Neiderkruger spoke about public camping by the houseless community.

Brian Masters asked Council to provide guidance for community outreach.

**City Manager Report**

City Manager Caton welcomed new City Clerk Amy Phillips and announced Fire Station #3 is now open.

**Council Reports**

Councilmember McDaniel attended the Grand Junction Housing Authority meeting and noted construction is beginning on the new Grand Junction High School.

Councilmember Simpson encouraged citizens to ride Grand Valley Transit.

Council President Stout said she and Parks and Recreation Director Ken Sherbenou presented to the Department of Local Affairs in support of a grant request for the Dos Rios Project, spoke at two local graduation ceremonies and represented the City at the JUCO (Junior College World Series) Banquet.

**CONSENT AGENDA**

Councilmember Simpson requested item 4.c. be removed.

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

**1. Approval of Minutes**

- a. Summary of the May 16, 2022 Workshop
- b. Minutes of the May 18, 2022 Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. An Ordinance Amending the Grand Junction Municipal Code Regarding Forestry Board Appointments and Setting a Public Hearing for June 15, 2022
  - ii. An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-21 and Setting a Public Hearing for July 6, 2022

### 3. Continue Public Hearings

- a. An Ordinance Rezoning 2.17 Acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) Located at 2730 B Road – ***Continued to July 6, 2022***

### 4. Procurements

- a. Construction Contract for the Tiara Rado Force-main Replacement Project
- b. Contract for Street Maintenance – 2022 Asphalt Overlay Project
- c. Contract Approval for Chip Seal Road Oil – 2022 – **Moved to the Regular Agenda**

### 5. Resolutions

- a. A Resolution Declaring Intent to Create Alley Improvement District No. ST-22 and Setting a Public Hearing for July 6, 2022
- b. A Resolution Accepting the Dedication by Quit Claim Deed of Four County Tax Lien Properties from Mesa County Consisting of 4.06 Acres Available for City Ownership
- c. A Resolution to Appoint a Cannabis Authority Hearing Officer and Rescind Resolution No. 40-22

## **REGULAR AGENDA**

### **Contract Approval for Chip Seal Road Oil – 2022 – Moved from the Consent Agenda**

Staff addressed concerns expressed regarding the three-year renewal provision. Councilmember Reitz moved and Councilmember Pe'a seconded to approve the contract for Chip Seal Road Oil – 2022. Motion carried by roll call vote with Councilmember Simpson voting no.

### **Public Hearing for Two Ordinances to Amend the Grand Junction Municipal Code to establish a) Truck Routes and b) Regulate Compression Brakes**

The City identified and recommended truck routes with a map designating primary and secondary routes being available to the public in print and online. The proposed ordinance would allow for the designation and enforcement of truck routes allowing law enforcement to cite a driver for driving a truck in a non-designated area without proper reasoning and/or documentation. Local deliveries would be exempt. The other proposed

ordinance will prohibit compression (aka Jake) brakes. Both ordinances will amend the Grand Junction Municipal Code (GJMC).

Public Works Director Trent Prall presented this item.

Conversation ensued regarding signage for the compression brake prohibition, and exemptions of the truck routes ordinance.

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

Brian Masters cautioned implementing new laws when some current laws aren't being enforced.

Samuel Jones expressed concerns with the usage of compression brakes on the road behind his home.

Ed Kowalski expressed support for the ordinances.

The public hearing closed at 6:28 p.m.

Councilmember Pe'a moved and Councilmember Taggart seconded to adopt Ordinance No. 5074, an ordinance to amend the Grand Junction Municipal Code to establish truck routes on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Councilmember Pe'a moved and Councilmember Simpson seconded to adopt Ordinance No. 5075, an ordinance to amend the Grand Junction Municipal Code to regulate compression brakes on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Ordinance Amending Sections 10.04.020 and 10.04.1412(1) and Adding Section 10.04.1412.5 to the Grand Junction Municipal Code Pertaining to Traffic Related Definitions and the Operation of Bicycles and Other Low Speed Conveyances and Pedestrians Approaching Controlled Intersections**

House Bill 22-1028 which was signed by Governor Polis on April 13, 2022, regulates persons approaching controlled intersections who are not operating motor vehicles and allows most of such persons to pass through a stop sign controlled intersection without stopping, if after slowing to a reasonable speed and yielding the right-of-way if required, such persons may proceed cautiously through the intersection. In addition, the Bill further provides that such persons shall stop at any illuminated red traffic signal before entering the intersection and after stopping and yielding the right-of-way, such persons may cautiously proceed in the same direction of travel through the intersection or may make a right turn. If the traffic signal is illuminated, such persons shall not proceed through the intersection or turn right if an oncoming vehicle is turning or preparing to turn left in front of such persons. This ordinance will amend Grand Junction Municipal Code Section 10.04.1412 to reflect and incorporate the provisions of the Bill.

City Attorney John Shaver presented this item.  
Comments were made regarding the need to educate our community on this ordinance.

The public hearing opened at 6:38 p.m.

There were no public comments.

The public hearing closed at 6:38 p.m.

Councilmember Taggert moved and Councilmember Reitz seconded to adopt Ordinance No. 5076, an ordinance to amend Sections 10.04.020 and 10.04.1412(1) and add Section 10.04.1412.5 to the Grand Junction Municipal Code pertaining to traffic related definitions and the operation of bicycles and other low speed conveyances and pedestrians approaching controlled intersections on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**A Resolution Entering into Two Intergovernmental Agreements with the West Junction Metropolitan District Regarding Construction and Maintenance of Improvements Associated with a 177-Acre Mixed-Use Development Situated to the Northwest of Highway 6 and 50 and Patterson Road Intersection and South of G Road**

In August of 2020, City Council conditionally approved the West Junction Metropolitan District Service Plan (“Service Plan”). The condition of Service Plan approval was the agreement and execution of one or more Intergovernmental Agreements (IGA’s) describing the improvements and responsibilities of the City of Grand Junction (“City”) and the West Junction Metropolitan District (“District”). The District presented two IGA’s to the City. The first IGA sets forth the obligations of, and benefits to, the City and the District in relation to maintenance activities associated with public improvements located within and adjacent to the Service Area as outlined in the Service Plan. The second IGA defines and describes roadway construction and financing mechanisms between the City and the District as it specifically pertains to rights-of-way within and adjacent to the District boundaries.

Senior Planner Jace Hochwalt presented this item.

Ted Steers, Stewart Moore, and Joan Fritsche presented on behalf of the applicant.

Conversation ensued regarding Transportation Capacity Payments (TCP) as it applies to this development, potential future affordable housing proposals of that area, whether cost efficiencies are passed on to the purchaser, and the availability of model homes.

The public hearing opened at 7:08 p.m.

Brian Masters expressed concern with the lack of affordable housing.

Pookah Campbell stated the need for affordable housing.  
The public hearing closed at 7:12 p.m.

Conversation resumed regarding the West Junction Metropolitan District being a lawful Title 32 Special District, and TCP payments in association to the IGA's.

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt Resolution No. 47-22, a resolution entering into two intergovernmental agreements with the West Junction Metropolitan District regarding the construction and ongoing maintenance of public improvements associated with the future development within and adjacent to the District boundaries. Motion carried by roll call vote with Councilmember Simpson voting no.

Council took a break at 7:23 p.m.

Council reconvened at 7:29 p.m.

### **A Resolution Adopting the Grand Junction Housing Goal**

Staff began work in late December 2020 with Root Policy Research ("Root"), a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment (HNA). This was Phase 1 of the project, completed in May 2021. The assessment included data collection, a community-wide survey and a series of focus group meetings with key stakeholders. Phase 2 of the project was to develop a Housing Strategy report which outlined strategies tailored to address needs identified in the HNA. The Housing Strategy was adopted by City Council at its October 6, 2021 meeting. Since then, City Council, Staff and the ad hoc housing coalition has continued to work with Root to address the Council's adopted strategies.

Specific to this agenda item is Strategy 2: Adopt a local affordable housing goal. The City Council discussed this strategy and related goals and definitions at the May 2, 2022 Workshop. A resolution, proposed to be adopted, has been drafted to reflect the Council's direction during the workshop.

Community Development Director Tamra Allen presented this item.

Comments were made regarding the need for strategies to accomplish the housing goal, setting a goal to move forward with more to come in the future, and pipeline supply of affordable housing.

The public hearing opened at 7:45 p.m.

Bill Wade said the goal should be set before creating the strategies.

The public hearing closed at 7:46 p.m.

Councilmember Reitz moved and Councilmember Taggart seconded to adopt Resolution No. 48-22, a resolution adopting the Grand Junction Housing Goal and defining Affordable and Attainable. Motion carried by unanimous roll call vote.

**Non-Scheduled Citizens & Visitors**

Ed Kowalski spoke of the importance of knowledge.

Stephania Vasconez spoke of her experience observing a camp cleanup.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 7:52 p.m.



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Amy Phillips, CMC  
City Clerk