

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

**July 6, 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 6<sup>th</sup> day of July 2022 at 5:30 p.m. Those present were Councilmembers Abe Herman (virtually), Phillip Pe'a, Dennis Simpson, Rick Taggart, and Council President Anna Stout. Chuck McDaniel and Randall Reitz were absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, Parks and Recreation Director Ken Sherbenou, Senior Planner Scott Peterson, Senior Planner Jace Hochwalt, Senior Planner Daniella Acosta, Public Works Director Trent Prall, and Utilities Director Randi Kim.

Council President Stout called the meeting to order. Councilmember Pe'a led those present in the Pledge of Allegiance, followed by a moment of silence.

**Citizen Comments**

Bruce Lohmiller spoke of the houseless community.

Ed Kowalski spoke of his observations during his visit to Greeley.

Ricki Howie expressed concerns of dying ash trees in Grand Junction.

**City Manager Report**

City Manager Caton addressed Ms. Howie's concerns and announced item 6.a.i. was being continued per the developer's request.

**Council Reports**

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

Councilmember Simpson spoke about the City's Ash Tree Program and his concerns about his experience with scheduling the service.

**CONSENT AGENDA**

Councilmember Pe'a moved and Councilmember Taggart seconded to adopt the consent agenda. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Summary of the June 13, 2022 Workshop
- b. Minutes of the June 15, 2022 Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Amending Title 10 Chapter 10.04 of the Grand Junction Municipal Code to Bring the Traffic Code Up to Date, Adding Chapter 10.14 Regulating the Operation of Shared Micromobility Devices, and Amending Section 9.04.2000 for Clarification, and Setting a Public Hearing for July 20, 2022
  - ii. Introduction on an Ordinance Amending 2.08 of the Grand Junction Municipal Code and Setting the 2022 Salary of the City Attorney and the Municipal Judge and Setting a Public Hearing for July 20, 2022
- b. Quasi-judicial
  - i. Introduction of an Ordinance Rezoning 0.45 Acres from R-O (Residential Office) to C-1 (Light Commercial), Located at 1215 N 1st Street and Setting a Public Hearing for July 20, 2022
  - ii. Introduction of an Ordinance Zoning Approximately 19.77 Acres from County RSF-R (Residential Single Family Rural) to R-8 (Residential – 8 du/ac) for the If Land Annexation, Located at 364 29 Road; 370 29 Road; and 374 29 Road, and Setting a Public Hearing for July 20, 2022

**3. Procurements**

- a. Authorize a Contract for the Grand Junction Water Treatment Plant Electrical Improvements
- b. Authorize a Contract with Renner Sports for the Lincoln Park Pickleball and Canyon View Tennis Expansion Project
- c. Authorize a Contract for Dos Rios Playground

- d. Authorize a Contract for the Bicycle and Pedestrian Master Plan and TEDS Manual Update
- e. Authorize a Sole Source Contract with Musco for Lighting at the Lincoln Park Pickleball Courts and Canyon View Tennis Courts

**4. Resolutions**

- a. A Resolution Issuing a Revocable Permit to Allow Construction of a Temporary Fire Apparatus Turnaround within the Undeveloped Right-of-Way for 24 1/4 Road on the East Side of the Property Located at 656 Market Street Requested by 656 Market Street, LLC
- b. A Resolution Accepting the Grant Offer No. 3-08-0027-75-2022 for the Airport Improvement Program (AIP) Runway Design Grading and Drainage Improvements in the Amount of \$1,430,000 between the Federal Aviation Administration, Mesa County, the City of Grand Junction, and the Grand Junction Regional Airport Authority
- c. A Resolution Authorizing the Lease of City Owned Property to 1101 Kimball, LLC

**REGULAR AGENDA**

**An Ordinance Rezoning 15.34 Acres from R-2 (Residential - 2 du/ac) to R-5 (Residential – 5 du/ac), Located at 2370 Broadway (Highway 340)**

Senior Planner Scott Peterson stated the applicant requested that this item be continued to a date when the full City Council could be present.

Robert Jones II with Vortex Engineering represented the applicant and requested the continuance of this agenda item.

City Attorney Shaver explained that since the Planning Commission recommended denial of this rezone, the City Council could only overturn it by a super majority of five, and since there were only five councilmembers present, that could potentially prejudice the item.

Councilmember Simpson moved and Councilmember Pe'a seconded to continue this item to the August 17, 2022. Motion carried by unanimous voice vote.

### **Community Recreation Center Planning**

On June 13th, the City Council was updated on the Community Recreation Center (CRC) planning process, which began with Workshop #1. Parks and Recreation Advisory Board (PRAB) Chairperson Bill Findlay reported back to City Council on its engagement with the selected CRC planning consultant, Barker Rinker Seacat (BRS) and Council discussed the goals for the Workshop #1 which included seven focus group meetings and one public forum.

Following those meetings, PRAB reviewed a significant amount of feedback, with over 28 pages of public comments. PRAB held a special meeting on June 23<sup>rd</sup> to formulate a recommendation. As is detailed in the June 25<sup>th</sup> memo to City Council that includes a letter from Chairperson Bill Findlay, PRAB voted unanimously 8-0 to pursue a CRC at Matchett Park.

Parks and Recreation Director Ken Sherbenou introduced this item by updating Council on the CRC planning process. PRAB Chairperson Bill Findlay outlined the process and findings of the community outreach efforts for the proposed Community Recreation Center.

Council President Stout explained that the purpose of this item was to give staff direction on moving forward with the Matchett Park location.

Councilmember Pe'a moved and Councilmember Simpson seconded to adopt the recommendation of the Parks and Recreation Advisory Committee to continue the Community Recreation Center Planning with a facility located at Matchett Park. The motion carried by unanimous roll call vote.

### **An Ordinance Rezoning Approximately 8.27 Acres from I-O (Industrial Office) to C-1 (Light Commercial), Located at the Northeast Corner of Horizon Drive and Hilaria Avenue**

Three property owners, EN-SIM Partnership LLC, Oxford Select Investors – Grand Junction LLC, and Mesa Junction, LTD, requested the rezone of three parcels totaling approximately 8.27 acres from I-O (Industrial Office) to C-1 (Light Commercial) located at the northeast corner of Horizon Drive and Hilaria Avenue. 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 was opened at 6:13 p.m.

There were no public comments.

The public hearing was closed at 6:13 p.m.

Council expressed appreciation for this development, since this area is the gateway to the City.

Councilmember Taggart moved and Councilmember Simpson seconded to adopt Ordinance No. 5079, an ordinance rezoning 8.27 acres located at the northeast corner of Horizon Drive and Hilaria Avenue from I-O (Industrial Office) to C-1 (Light Commercial) on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**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**

The Applicant, Harris Property Holdings, LLC, requested the rezone of one parcel totaling 2.71 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2730 B Road. The purpose of the rezone is to enable the creation of medium-high density housing, which could increase the stock of missing-middle housing typologies, such as townhomes, duplexes, fourplexes, cottage courts, etc.

The requested R-8 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium. The R-8 zone district allows a mix of dwelling types including attached and detached dwellings, two-family dwellings, and multifamily development within specified densities. Additionally, R-8 zone districts serve as a transitional district, which may act as a buffer between lower density single-family and commercial zones.

Senior Planner Daniella Acosta presented this item.

The public hearing was opened at 6:20 p.m.

There were no public comments.

The public hearing was closed at 6:20

Councilmember Simpson moved and Councilmember Pe'a seconded to adopt Ordinance No. 5080, an ordinance rezoning one parcel totaling 2.17 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2730 B Road on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

**An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-21**

Alley Improvement Districts are formed in partnership with property owners after a majority of owners petition the City for the district and corresponding alley improvements. The cost is then shared between the property owners and the City.

The alley running East to West from 8<sup>th</sup> to 9<sup>th</sup> Street, between Grand Avenue and Ouray Avenue has been improved under this structure. The ordinance approves the assessable costs to the property owners and real property.

Public Works Director Trenton Prall presented this item.

The public hearing was opened at 6:26 p.m.

There were no public comments.

The public hearing was closed at 6:26 p.m.

Councilmember Pe'a moved and Councilmember Simpson seconded to adopt Ordinance No. 5081, an ordinance approving the assessable cost of the improvements made in and for Alley Improvement District ST-21 on final passage and ordered final publication in full. The motion carried by unanimous roll call vote.

Council took a break at 6:28 p.m.

The meeting resumed at 6:44 p.m.

**An Ordinance Authorizing, Approving and Confirming a Lease to Snowcap Coal Company, Inc.**

The City owns property on the Grand Mesa known as the Somerville and Anderson Ranches (Ranch Property) which are presently leased to VanWinkle Ranches, LLC (VanWinkle). Snowcap Coal Company, Inc. (Snowcap) will benefit from rehabilitating Vincent Reservoir No. 2 and using the reservoir to store water as part of an augmentation plan. Rehabilitation of the reservoir will provide long term potential benefits to City properties including stock water, wildlife habitat, and a source of water for wildfire suppression. VanWinkle and Snowcap have agreed to terms concerning a sublease as the location of the reservoir and access to and from the reservoir involve the Ranch Property.

Utilities Director Randi Kim presented this item.

City Attorney Shaver explained that the 25-year term is outlined per the charter.

The public hearing was opened at 6:51 p.m.

There were no public comments.

The public hearing was closed at 6:51 p.m.

Councilmember Taggart moved and Councilmember Simpson seconded to adopt Ordinance No. 5082, an ordinance to authorize, approve, and confirm a lease to

Snowcap Coal Company, Inc. on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Ordinance Concerning the 2022 Salary of the City Manager**

Pursuant to the City Charter, the salary of the City Manager is set by ordinance. The City Council has found the City Manager's performance to be at or above expectations and accordingly, with this ordinance and the prior appropriation, sets and increases by 3.5% the annual compensation of City Manager Greg Caton to \$237,550 rounded to the nearest whole dollar.

Council President Stout introduced this item.

The public hearing was opened at 6:53 p.m.

There were no public comments.

The public hearing was closed at 6:53 p.m.

Councilmember Pe'a moved and Councilmember Taggart seconded to adopt Ordinance No. 5083, an ordinance concerning the 2022 salary of the City Manager on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**A Resolution Declaring Intent to Create Alley Improvement District No. ST-22**

A successful petition has been submitted requesting a Local Improvement District be created to reconstruct the North/South Alley from Fairview Avenue to Hale Avenue, between Rockaway Avenue and Crawford Avenue.

Public Works Director Trenton Prall presented this item.

Conversation ensued regarding the lack of successful negotiation of all rights-of-way, and the options before Council:

- 1.) Adopt Resolution No. 56-22, a resolution creating and establishing Alley Improvement District No. ST- 22 within the corporate limits of the City of Grand Junction, Colorado and authorizing the City engineer to prepare details and specifications for the same.
- 2.) Deny Resolution No. 56-22 based on the finding that the petition is unsuccessful without resolution of right-of-way necessary for alley improvement district.
- 3.) Due to the issues with right-of-way, potential issues with financial hardship of the property owners, and the fact that this particular district would only recover 18% from the property owners, one option would be for the City to consider paying for

the entirety of the improvements if all right-of-way is dedicated. This option would eliminate the need to create an improvement district altogether and reduce the City's costs associated with collection of fees.

The public hearing was opened at 7:03 p.m.

Wally Smith spoke in support of the resolution.

The public hearing was closed at 7:05 p.m.

Discussion resumed regarding whether the City has ever paid the full amount of alley improvements before and whether doing so would set precedent.

Councilmember Simpson moved and Councilmember Pe'a seconded to deny Resolution No. 56-22, a resolution creating and establishing Alley Improvement District No. ST- 22 within the corporate limits of the City of Grand Junction, Colorado and authorizing the City engineer to prepare details and specifications for the same. Motion carried by unanimous roll call vote.

Councilmember Taggart moved and Councilmember Simpson seconded that the City pay for the entirety of the improvements if all rights-of-way are dedicated. Motion carried by unanimous roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

Councilmember Simpson requested Council get information regarding the plan and costs associated with the upcoming election.

**Adjournment**

The meeting adjourned at 7:13 p.m.



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Amy Phillips, CMC  
City Clerk