

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

August 3, 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 3rd day of August 2022 at 5:30 p.m. Those present were Mayor Pro Tem Abe Herman, Councilmembers Chuck McDaniel, Phillip Pe'a, Randall Reitz, Rick Taggart, Dennis Simpson, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, and Principal Planner Nicole Galehouse.

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

An Ordinance Regarding the Conjunction Junction, LLC/Richmark Real Estate Partners, LLC Redevelopment Agreement

The City Council was asked to authorize and confirm the redevelopment agreement ("Agreement") by and among Conjunction Junction LLC, a Colorado Limited Liability Company, or its successors and assigns as permitted in accordance with the Agreement, the City, and the Downtown Grand Junction Development Authority ("DDA") for the property located at 200 Rood Avenue, Grand Junction, Colorado. The terms of the Agreement, include but are not limited to a) the City waiving or paying fees, as defined by the Agreement, in an amount not to exceed \$2,408,219.00 (\$2.4 million) for and on behalf of Conjunction for the redevelopment of the property; and, b) the purchase of Rood Avenue right-of-way together with improvements thereto to be made by Conjunction; and c) a pledge by the DDA of tax increment, all as provided in the Agreement.

The \$2.4 million is a calculation of the total value of the incentive to the project. This valuation includes an estimate of the forgone sales and use tax revenues on construction materials in the amount of \$659,000. Therefore, the net amount that may be directly paid by the City is \$1.7 million, which would occur at the end of the project. The completion of the project is estimated to occur in 2025.

Council President Stout moved this item from the regular agenda and asked for a motion to continue to the September 7, 2022 City Council Regular Meeting. Councilmember Reitz moved and Councilmember Pe'a seconded to approve the consent agenda with the addition of item 5.a.i. being continued to September 7, 2022 for second reading and public hearing.

Discussion ensued regarding the reasoning for continuing this item in relation to the

City's overall incentive program that is in process.

Motion carried by roll call vote with Councilmembers McDaniel and Simpson voting no.

Citizen Comments

Bruce Lohmiller spoke about affordable housing and sex education.

Nina Anderson spoke about crime prevention through environmental design.

Richard Swingle asked for a status on the Bonsai zipline project.

Council Reports

Mayor Pro Tem Herman spoke of National Night Out with the Grand Junction Police Department.

Councilmember Reitz gave an update on the Homeless Coalition.

Council President Stout briefly spoke of her experience at the Executives in Local Government Program at the Harvard Kennedy School.

CONSENT AGENDA

Councilmember McDaniel asked item 3.a. be removed from the consent agenda. Councilmember Pe'a moved and Councilmember Reitz seconded to adopt the consent agenda items #1 – #4, excluding item 3.a. and with the addition of item 5.a.i. Motion carried by roll call vote with Councilmember McDaniel and Simpson voting no on item 5.a.i. and yes to all other consent agenda items.

1. Approval of Minutes

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

2. Set Public Hearings

- a. Legislative
 - i. Introduction of 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 Setting a Public Hearing for August 17, 2022

3. Procurements

- a. Contract with KLJ Engineering, LLC for Professional Design Engineering Services for Transportation Capacity Improvements – ***Moved to Regular Agenda***
- b. Authorize a Construction Contract for Fiber Optic Cabling Extension for Fire Station 8 (441 31 Road)

4. Resolutions

- a. A Resolution Adopting the Horizon Park Master Plan
- b. A Resolution Issuing a Revocable Permit to Allow an Existing Fence to Remain in the Road Right-of-Way on the West Side of a Property Located at 306 Pine Street Requested by Kent Slawson
- c. A Resolution Authorizing the JAG Grant Application for the Police Department

5. Public Hearing

- a. Legislative
 - i. An Ordinance Regarding the Conjunction Junction, LLC/Richmark Real Estate Partners, LLC Redevelopment Agreement – ***Continued to September 7, 2022***

REGULAR AGENDA

Contract with KLJ Engineering, LLC for Professional Design Engineering Services for Transportation Capacity Improvements

This request would authorize the City Purchasing Division to enter into a contract with KLJ Engineering, LLC for Professional Design Engineering Services for transportation capacity improvements on segments of the B ½ Road, D ½ Road, F ½ Road, and 26 ½ Road corridors associated with the voter approved Ballot Initiative 2A projects.

Councilmember McDaniel asked about the bidding process and commented that the City should give consideration to local firms. Public Works Director Trent Prall said that all the companies who bid have local offices, and all firms who bid were going to be reliant on outside resources to complete the four projects within the proposed schedule.

Councilmember McDaniel moved and Councilmember Simpson seconded to adopt item 3.a. to approve a contract with KLJ Engineering, LLC. Motion carried by unanimous voice vote.

An Ordinance Rezoning 4.69 Acres from R-4 (Residential - 4 du/ac) to R-5 (Residential – 5 du/ac), Located at the Southwest Corner of UnawEEP Avenue and Alta Vista Court

Olan Clark, on behalf of Dry Dock Development, LLC, requested a rezone from R-4 (Residential - 4 du/ac) to R-5 (Residential – 5 du/ac) for 4.69-acres located at the southwest corner of UnawEEP Avenue and Alta Vista Drive in anticipation of future development. The requested R-5 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac).

Principal Planner Nicole Galehouse presented this item.

The public hearing was opened at 5:57 p.m.

Robert Larimer, President of the UnawEEP Heights Homeowners Association, expressed his opposition of this rezone.

Shawn Guffey spoke against this rezone.

The public hearing was closed at 6:03 p.m.

Kent Schafer with Rawling Consulting Engineers represented the applicant Dry Dock Development, LLC and addressed concerns expressed during the public hearing.

The public hearing was reopened at 6:03 p.m.

Philip Larabee spoke against the rezone.

The public hearing reclosed at 6:04 p.m.

Conversation ensued regarding the range of density in a low-density classification, clarification of the zoning maps that were presented at the meeting versus the incorrect maps that were erroneously added in the packet from another agenda item, and the zoning of surrounding areas.

Councilmember Simpson moved and Councilmember Herman seconded to adopt Ordinance No. 5090, an ordinance rezoning approximately 4.69 acres from an R-4 (Residential - 4 du/ac) zone district to a R-5 (Residential - 5 du/ac) zone district located at the southwest corner of UnawEEP Avenue and Alta Vista Court on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmembers Taggart and Pe'a voting no.

An Ordinance Rezoning Approximately 17.4 Acres from PD (Planned Development) to C-1 (Light Commercial), Located at the Southern Corner of Horizon Drive and 27 1/2 Road

On the Horizon, LLC and Over the Horizon, LLC requested the rezone of two parcels totaling approximately 17.4 acres from PD (Planned Development) to C-1 (Light Commercial) located at the southern 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.

Principal Planner Nicole Galehouse presented this item.

The public hearing was opened at 6:18 p.m.

There were no comments.

The public hearing was closed at 6:18 p.m.

Councilmember Pe'a moved and Councilmember Simpson seconded to adopt Ordinance No. 5091, an ordinance rezoning approximately 17.4 acres from a PD (Planned Development) zone district to a C-1 (Light Commercial) zone district located at the southern 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 8.25 Acres from R-5 (Residential - 5 du/ac) to R-8 (Residential – 8 du/ac), Located at 3124 D Road

Stacey Cook, on behalf of Lucky Us Properties, LLC, requested a rezone from R-5 (Residential - 5 du/ac) to R-8 (Residential – 8 du/ac) for 8.25-acres located at 3124 D Road in anticipation of future development. The requested R-8 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 8 du/ac).

Principal Planner Nicole Galehouse presented this item.

The public hearing was opened at 6:24 p.m.

There were no comments.

The public hearing was closed at 6:24 p.m.

Council took a short break at 6:28 to allow staff to pull up the zoning maps online for Council's review in response to a Councilmember's request.

The meeting reconvened at 6:31 p.m.

Councilmember Reitz moved and Mayor Pro Tem Herman seconded to adopt Ordinance No. 5092, an ordinance rezoning approximately 8.25 acres from an R-5 (Residential - 5 du/ac) zone district to a R-8 (Residential - 8 du/ac) zone district located at 3124 D Road on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 6:29 p.m.



Amy Phillips, CMC
City Clerk