

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

**August 17, 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 17<sup>th</sup> 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, Dennis Simpson, and Council President Anna Stout. Councilmember Rick Taggart was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, Public Works Director Trent Prall, Visit Grand Junction Director Elizabeth Fogarty, General Services Director Jay Valentine, Finance Director Jodi Welch, and Senior Planner Scott Peterson.

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

**Proclamations**

**Proclaiming August 21 - 27, 2022 as Interfaith Awareness Week in the City of Grand Junction**

Councilmember McDaniel read the proclamation and Grand Valley Interfaith Network President Dave Edwards accepted the proclamation.

**Proclaiming Doug Sortor Celebration of Life Day in the City of Grand Junction**

Council President Anna Stout read the proclamation.

**Presentation with an Action**

**Auditor's Report to City Council Regarding the 2021 Audit - Ty Holman, Haynie & Company**

Haynie & Company Lead Audit Partner Ty Holman presented the audit and outlined scope, methodology and findings.

There was discussion regarding entries on the amended report, confirmation that all statements were in balance at year-end, that no material discrepancies existed, and of a future audit committee meeting to discuss the particulars of entries on the financial statements.

Councilmember McDaniel moved and Councilmember Pe'a seconded to accept the

Auditors Report and Financial Statements for the City of Grand Junction, Colorado for the year ended December 31, 2021. Motion carried by roll call vote with Councilmember Simpson voting no.

**Citizen Comments**

Bruce Lohmiller spoke of sex education starting in kindergarten.

Andrea Kreeves thanked Council and Staff for their continued support for the Recreation Center Initiative.

**Council Reports**

Mayor Pro Tem Herman gave updates on the Urban Trails Committee, Mesa County Safe Routes App, Downtown Development Authority Board and spoke of the United Soccer League presentation.

Councilmember Simpson gave an update on the Horizon Drive Association Business Improvement District.

Council President Stout will be attending the District 11 Colorado Municipal League meeting on September 14, 2022, and spoke of her Greeley visit where she met with their City Manager and Mayor.

**City Manager Report**

City Manager Caton gave an update on Cannabis Business Licensing.

**CONSENT AGENDA**

Councilmember Reitz moved and Councilmember Simpson seconded to adopt Consent Agenda items #1 - #5. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Summary of the August 1, 2022 Workshop
  
- b. Minutes of the August 3, 2022 Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Adding Chapter 13.40 Graywater Control Program and Setting a Public Hearing for September 7, 2022

- b. Quasi-judicial
  - i. Introduction of an Ordinance Rezoning 18.98 Acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac), Located at 2981 B 1/2 Road and Setting a Public Hearing for September 7, 2022

**3. Agreements**

- a. Safe Streets and Roads for All (SS4A) Action Plan Grant Memorandum of Agreement Between the City of Grand Junction, City of Fruita, Town of Palisade and Mesa County
- b. Stormwater Quality / Total Maximum Daily Load (TMDL) Memorandum of Understanding Between the City of Grand Junction and Mesa County

**4. Procurements**

- a. Authorize a Contract with Taylor Fence of Grand Junction for Columbine Softball Field Fence Replacement

**5. Resolutions**

- a. A Resolution Authorizing an Application to the Bureau of Reclamation (BOR) to Fund Installation of Artificial Turf at Suplizio Field
- b. A Resolution Supporting the Application for the 2022 Mesa County Federal Mineral Lease District Fall Grant Cycle
- c. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for a Carrier Neutral Location Project
- d. A Resolution to Approve AIP Grant Offer No. 3-08-0027-076-2022 for the Runway Relocation Program Grading and Drainage Construction in the Amount of \$8,288,765 Between the Federal Aviation Administration, Mesa County, the City of Grand Junction, and the Grand Junction Regional Airport Authority and Authorize the City Manager and City Attorney to Sign
- e. A Resolution to Approve AIP Grant Offer No. 3-08-0027-077-2022 in the Amount of \$2,358,318 for the Runway 12/30 Relocation Program Between the Federal Aviation Administration, Mesa County, the City of Grand Junction, and the Grand Junction Regional Airport Authority (GJRAA) and the Co-Sponsorship Agreement Between the City of Grand Junction and the GJRAA and Authorize the City Manager and City Attorney to Sign

**REGULAR AGENDA****Authorize Contract Negotiations with Bud's Signs for the Design and Construction of City Entry Signs**

The City of Grand Junction currently has two entryway signs with one located on I-70 just east of Horizon Drive and the other on Highway 50 west of 28 1/2 Rd on Orchard Mesa that were both constructed in the 1980's. These two signs are planned to be replaced along with the construction of a new entry sign on the west side of the City limits for I-70 eastbound traffic. Authorization is sought for the Purchasing Division to negotiate a final contract with Bud Signs of Grand Junction, CO for the final design and construction of three City entry signs up to the budgeted amount of \$450,000.00.

Public Works Director Trent Prall, Visit Grand Junction Director Elizabeth Fogarty and General Services Director Jay Valentine presented this item.

Comments were made lauding the design of the signs.

Mayor Pro Tem Herman moved and Councilmember Pe'a seconded to authorize the Purchasing Division to negotiate and execute a Design/Build Contract with Bud's Signs of Grand Junction, CO for City Entry Signage for an amount not to exceed the budgeted amount of \$450,000. Motion carried by unanimous voice vote.

**Community Recreation Center Planning**

On July 18<sup>th</sup>, the City Council was updated on the Community Recreation Center (CRC) planning process. Parks and Recreation Advisory Board (PRAB) Chairperson Dr. Bill Findlay reported to City Council on its engagement with the selected CRC planning consultant, Barker Rinker Seacat (BRS). This included seven focus group meetings and one public forum.

Following those meetings, PRAB reviewed a significant amount of feedback. PRAB held a special meeting on July 28<sup>th</sup> to formulate a recommendation on a building program and funding. As detailed in the August 3<sup>rd</sup> memo to City Council, that includes a letter from Chairperson Bill Findlay, PRAB voted unanimously to pursue the larger CRC, an approximately 83,000 square foot facility at Matchett Park. This square footage does not include a possible hospital partner with a dedicated wellness space nor does the current budget include the cost to build that space. PRAB further recommended combining the cannabis revenue already secured and devoted to parks and recreation with the pursuit of a 0.15% dedicated sales tax to fund the approximately \$70 million project. This increase would be less than half of what was proposed in 2019 as the project would be smaller and only focus on the top priority of the CRC.

Parks and Recreation Director Ken Sherbenou introduced this item and summarized the community outreach. Dr. Bill Findlay presented this item.

Conversation ensued regarding the projection of the Cannabis tax, gratitude for the recommendation of using sales tax verses a nicotine tax, impact of the recommended increase of sales tax on big ticket items, and Council thanked PRAB for all their efforts in relation to the CRC.

Councilmember Pe'a moved and Councilmember Reitz seconded to approve the recommendation of the Parks and Recreation Advisory Board in addition to cannabis tax revenue already devoted to Parks and Recreation, and to also pursue the needed second funding source of a small 0.15% sales tax increase to enable a Community Recreation Center of approximately 83,000 square feet. Motion carried by voice vote with Councilmember Simpson voting no.

Council took a break at 7:13 p.m.

The meeting resumed at 7:22 p.m.

**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**

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to reappropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is for new spending authorization for the Community Recreation Center, the Orchard Mesa Pool Renovation, to spend additional revenues not anticipated in the original 2022 budget, and to replace Cannabis revenue for the Pickleball/Tennis Court and Monument Connect Phase II projects.

Finance Director Jodi Welch presented this item.

Discussion ensued regarding unrestricted fund balances as of year-end, improvements for Orchard Mesa (OM) Pool and the funding source (general fund verses capital project fund), possible reprioritization of capital projects, previous direction from Council to expedite the OM Pool improvements and possible policy that designates where project funding comes from verses deciding on a project level based on strategic priorities.

The public hearing opened at 7:49 p.m.

There were no public comments.

The public hearing closed at 7:49 p.m.

Mayor Pro Tem Herman moved and Councilmember Pe'a seconded to adopt Ordinance No. 5093, 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 on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmember Simpson voting no.

**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)**

Kettle Capital, LLC, requested a rezone from R-2 (Residential - 2 du/ac) to R-5 (Residential – 5 du/ac) for a parcel of land totaling 15.34-acres located at 2370 Broadway (Highway 340) in the Redlands in anticipation of future residential subdivision development. The requested R-5 zone district is consistent with the Comprehensive Plan Land Use Map designation of Residential Low.

The Planning Commission heard this item at its May 24, 2022 meeting and voted (4-0) to recommend denial of the request. Pursuant to Section 21.02.210(e) of the GJMC, an affirmative vote of five members of the City Council is required to approve a rezone recommended for denial by the Planning Commission.

Senior Planner Scott Peterson presented this item.

The public hearing opened at 8:05 p.m.

Ted Pierce, Julie Mathias, Brian Iden, Stan Kiser, and Claire McCullough spoke against the rezone.

The public hearing closed at 8:18 p.m.

Robert Jones II with Vortex Engineering represented the applicant and gave a presentation in rebuttal to the comments made during the public hearing explaining why the project aligns with an R-5 zone.

Conversation ensued regarding only 4 members of Planning Commission being present to hear the rezone, what Councilmembers are allowed to consider in making their decision, and what is allowable under the R-5 zone.

Mayor Pro Tem Herman moved and Councilmember Simpson seconded to adopt Ordinance No. 5078, 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) in the Redlands on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmember Pe'a voting no.

**Non-Scheduled Citizens & Visitors**

Richard Swingle commented on the calculation of sales tax revenue in relation to City of

Grand Junction residents versus non-residents.

**Other Business**

Councilmember Reitz asked for a sunset clause on the tax ballot measure to be considered for the proposed Community Recreation Center. City Attorney Shaver stated that Council will be adopting ballot language at a future meeting. Councilmember Reitz also expressed concerns of remaining conscious of reserve balances.

**Adjournment**

The meeting adjourned at 8:40 p.m.



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Amy Phillips, CMC  
City Clerk