

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

February 15, 2023

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 15th day of February 2023 at 5:30 p.m. Those present were Councilmembers Chuck McDaniel (virtual), Phil Pe'a, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman and Council President Anna Stout (virtual).

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Janet Harrell and Senior Planner Daniella Acosta.

Council President Pro Tem Herman called the meeting to order and Councilmember Reitz led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming February 27, 2023 as National TRIO Day in the City of Grand Junction

Councilmember Reitz read the proclamation and Colorado Mesa University TRIO Student Services Director Rafael Orozco and TRIO Upward Bound Director Shelby Burroughs Pryzgodka accepted the proclamation.

Proclaiming February 2023 as Black History Month in the City of Grand Junction

Councilmember Pe'a read the proclamation and Black Citizens and Friends President David Combs accepted the proclamation.

Appointments

Councilmember Simpson moved and Councilmember Pe'a seconded to appoint Kristy Citrola to the Horizon Drive Association Business Improvement District for a four-year term expiring April 2027. Motion carried by unanimous voice vote.

Citizen Comments

Kevin Tinsley spoke about the State's proposed legislation to revoke the rent control moratorium.

Rickie Howie announced a Grand Junction City Council candidate forum will be held at Colorado Mesa University on March 8th and will include a question/answer session.

City Manager Report

City Manager Caton announced he and newly appointed Chief of Police Matt Smith will host the next Coffee with the City Manager on February 16th at 9 a.m. at The Coffee Trader, located at 2566 Patterson Road.

Council Reports

Council President Stout will attend the Colorado Municipal League Legislative Conference on February 16th and asked City Manager Caton to provide an update on the upcoming cannabis licensing randomized selection for the applicants with proposed locations within the Horizon Drive Association Business Improvement District (BID).

Council President Pro Tem Herman announced the City recently hired a Mobility Coordinator and the Western Colorado Economic Summit will be held at Colorado Mesa University on April 27th, and he attended the Grand Junction Economic Partnership and Downtown Grand Junction Development Authority meetings. He also noted the Richmark Development (former 1st Street City Market) encountered a three month delay due to buried debris.

City Manager Caton announced the cannabis licensing randomized selection process for the three applicants with proposed locations within the Horizon Drive Association BID has been scheduled for 11 a.m. on March 2, 2023 in the City Hall Auditorium; two are to be selected.

City Attorney John Shaver explained the randomized selection process for the Horizon Drive Association BID locations is based on the Grand Junction Municipal Code and due to an appeal, the selection for the other applicants has not been scheduled.

CONSENT AGENDA

Council President Pro Tem Herman requested item 2.b.i. be moved to the regular agenda. Councilmember Simpson moved and Councilmember Reitz seconded to adopt Consent Agenda items #1 - #5 excluding item 2.b.i. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the January 30, 2023 Workshop
- b. Minutes of the February 1, 2023 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial

- i. Introduction of an Ordinance Leasing City Property to Gray Media Group and Setting a Public Hearing for March 1, 2023
- ii. Introduction of an Ordinance Amending the Description and Inclusion of Certain Property in the DDA Boundary and Setting a Public Hearing for March 1, 2023
- b. Legislative
 - i. Introduction of an Ordinance Authorizing a Supplemental Appropriation for American Recovery Plan Act (ARPA) Grant Awards and Setting a Public Hearing for March 1, 2023 - **Moved to Regular Agenda**

3. Agreements

- a. Spring Cleanup - Clifton Pickup - Intergovernmental Agreement Between the City of Grand Junction and Mesa County

4. Procurements

- a. Authorize Change Order #2 with Burns & McDonnell Engineering Company, Inc. for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project
- b. Contract with Redi Services, LLC for Biosolids Hauling
- c. Contract for Aggregate Road Material for 2023 Chip Seal Program

5. Resolutions

- a. A Resolution Accepting the Source of Sales Tax Study
- b. A Resolution Approving the Election Judges and Compensation for the City of Grand Junction Regular Municipal Election to be Held on April 4, 2023
- c. A Resolution Designating the Plaza Urrutia Fronton (Basque Handball Court) Located in the Southwest Corner of Canyon View Park Located at 728 24 Road in the City Register of Historic Structures, Sites and Districts

REGULAR AGENDA

Authorizing American Rescue Plan Act (ARPA) Grant Awards to Grand Valley Catholic Outreach and Housing Resources of Western Colorado

With the adoption of Resolution No. 32-22, the City Council created and charged a community advisory board to assist the City in how best to expend American Rescue

Plan Act (ARPA) “recovery funds.” The Committee reviewed applications and made recommendations to award the approximately \$9M the City received in Federal funds.

At the December 20, 2022 and February 13, 2023 City Council Workshops, Council deliberated on the amount of funding for the ARPA Committee recommended applications. Two of the applications that aligned with the intent of the ARPA fund purposes and are consistent with the City's housing and homelessness goals were deemed complete at the February 13th Workshop. Council requested these applications be brought forward for final approval and funding which are outlined below:

Grand Valley Catholic Outreach (GVCO) Mother Teresa Place seeks to build a supportive housing development of 40 units for homeless individuals in the community. The request was for a minimum of \$1M to a maximum of \$3M. The ARPA Committee recommended funding of \$1M in their final report to Council.

The Housing Resources of Western Colorado seeks to make homeownership attainable for low-income Grand Junction residents by providing a revolving loan fund. The ARPA Committee recommended funding this project at the requested amount of \$1M.

City Manager Greg Caton presented this item.

Discussion included that additional grant funding for these applicants may be considered after amounts are finalized for the other recommended applicants, GVCO will inform the State of the City's \$1M commitment to help leverage the State grant application, \$2M is estimated to be needed to complete the GVCO project, and GVCO requested City development fees for this project be waived.

The public comment period opened at 6:00 p.m.

Sister Karen Bland of GVCO thanked Council and was encouraged Council will consider additional funding. She then spoke about GVCO's other housing projects and how they contribute to the community.

Housing Resources of Western Colorado Executive Director Emilee Powell thanked Council for their support, the proposed grant funding and explained how these funds can be leveraged when applying to other funding sources.

The public comment period closed at 6:06 p.m.

Councilmember Pe'a moved and Council President Stout seconded to adopt Resolution No. 20-23, authorizing the City Manager to make American Rescue Plan Act (ARPA) grant awards to Grand Valley Catholic Outreach and Housing Resources of Western Colorado. Motion carried by unanimous roll call vote.

Introduction of an Ordinance Authorizing a Supplemental Appropriation for American Recovery Plan Act (ARPA) Grant Awards and Setting a Public Hearing for March 1, 2023 - Moved from Consent Agenda

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. This supplemental appropriation is required for spending authorization to distribute ARPA grant awards to Grand Valley Catholic Outreach and Housing Resources of Western Colorado.

Discussion included that additional grant funding for these applicants may be considered after amounts are finalized for the other recommended applicants and the purpose of this ordinance is to provide the legal authority to expend the funds.

Councilmember McDaniel moved and Councilmember Pe'a seconded to introduce an ordinance authorizing a supplemental appropriation for America Recovery Plan Act funding and set a public hearing for March 1, 2023. Motion carried by unanimous voice vote.

An Ordinance Amending Ordinance No. 4482 for the Casas de Luz Planned Development to Adjust the Maximum Building Height for only Unit 4 from 24 Feet to 34 Feet, Located at 365 W Ridges Boulevard

Applicant Casas Land Partners, LLC requested an amendment to Ordinance No. 4482 for the Casa de Luz Planned Development to adjust the maximum building height for only Unit 4 from 24 feet to 34 feet in anticipation of the next phase of residential development within the Casas de Luz Planned Development.

The Casas de Luz Planned Development (PD) was originally approved in 2011 and allows for development of a total of 20 residential lots and condominium units to be completed over four phases on a total of 1.88-acres located along W Ridges Boulevard. Since 2011, the applicant received two phasing schedule extensions to keep the project active. One extension granted in 2015 had a 2017 deadline to record a subdivision plat and start subdivision infrastructure construction and the other extension was granted in 2019 with a December 2022 and 2024 deadline to start infrastructure construction and record a Phase 2 subdivision plat respectfully. The December 2022 deadline to start subdivision infrastructure construction has been met and the entire project subdivision and building development (Phase 4) is scheduled to be completed by December 2027.

Senior Planner Daniella Acosta and Casas Land Partners, LLC Managing Member Mike Stubbs presented this item.

Discussion included those neighbors opposed to this change attended the Community Development neighborhood meeting, the maximum height limit in the PD is about 40 feet and this change would not negatively interfere with neighbor site lines.

The public comment period opened at 6:36 p.m.

There were no public comments.

The public comment period closed at 6:36 p.m.

Councilmember Simpson moved and Councilmember Pe'a seconded to adopt Ordinance No. 5128, an ordinance amending Ordinance No. 4482 for the Casas de Luz Planned Development for the purposes of adjusting the maximum building height for only Unit 4 from 24 feet to 34 feet, all as described in Ordinance No. 5128, for the property located at 365 W Ridges Boulevard on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

A Resolution Accepting the Petition for the Annexation of 1.45 Acres of Land and Ordinances Annexing and Zoning the Roy's RV Annexation from County RSF-R (Residential Single Family Rural) to I-1 (Light Industrial), Located at 2795 Riverside Parkway

Applicant Roy A. Laplante, III requested annexation of 1.45 acres consisting of one parcel of land located at 2795 Riverside Parkway which has a single-family residence and two open-face structures along the western property line behind the house. The property is annexable per the Persigo Agreement and is being sought in anticipation of a recreational vehicle (RV) and boat storage facility development with the business office to be in the current residence. The annexation does not include a road right-of-way and a zone of I-1 was also requested.

Senior Planner Daniella Acosta presented this item.

The public hearing opened at 6:44 p.m.

There were no public comments.

The public hearing closed at 6:44 p.m.

Councilmember Reitz moved and Councilmember Simpson seconded to adopt Resolution No. 19-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Roy's RV Annexation, comprising 1.45 acres, located at 2795 Riverside Parkway, and adopt Ordinance No. 5129 annexing territory to the City of Grand Junction, Colorado, the Roy's RV Annexation, comprising 1.45 acres located at 2795 Riverside Parkway, on final passage and ordered final publication in pamphlet form, and adopt Ordinance No. 5130, an ordinance zoning the Roy's RV Annexation to I-1 (Light Industrial) zone district, from Mesa County RSF-R (Residential Single Family Rural) 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 6:46 p.m.

Amy Phillips, CMC
City Clerk

