

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

**November 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 15<sup>th</sup> day of November at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy (virtual), Jason Nguyen, Dennis Simpson, and Council President Anna Stout. Councilmember Randall Reitz and Council President Pro Tem Abe Herman were absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, Senior Planner Timothy Lehrbach, Finance Director Emeritus Jodi Welch, City Clerk Amy Phillips, and Deputy City Clerks Selestina Sandoval and Krystle Koehler.

Council President Stout called the meeting to order. The Stout Student led the Pledge of Allegiance, followed by a moment of silence.

**Proclamations**

**Proclaiming November 15 - 21, 2023 as Interfaith Awareness Week in the City of Grand Junction**

Council President Stout read the proclamation. Chair Emeritus Sherry Cole of Grand Valley Interfaith Network accepted the proclamation.

**Public Comments**

Ed Kowalski expressed concern about drag racing on city streets.

Denise Romero, owner of Raptors, expressed concern that her skill arcade may be shut down.

David Scott, manager of Raptors stated they try to do the right thing and they shouldn't be shut down based on how other like businesses are run.

Troy Romero, owner of Raptors, stated they do not have criminal activity at their location and hopes they can stay open.

Stephanie Stelter, daughter of Raptors owners, spoke against the possible closure.

Matthew Abeyta, employee of Raptors, spoke in support of keeping the business open.

**City Manager Report**

City Manager Caton invited the public to several events on November 16, 2023: a community outreach session at the Fire Administration Training Room regarding the development of unhoused strategies at 7:30 a.m., Coffee with the City Manager at 8:00 a.m. at Baker's Boutique, and an open house at the Lincoln Park Barn regarding the Sustainability and Adaptation Plan from 5:30 p.m. to 7:30 p.m.

**Board and Commission Liaison Reports**

Councilmember Kennedy gave a Forestry Board update.

Council President Stout will be attending the Colorado Municipal League (CML) Policy Committee on Friday, December 8<sup>th</sup>, and will be presenting at the CML Mayor's Day Summit on November 30<sup>th</sup> and December 1<sup>st</sup> and she gave an update on Visit Grand Junction.

**CONSENT AGENDA**

**1. Approval of Minutes**

- a. Summary of the October 30, 2023 Workshop
- b. Minutes of the November 1, 2023 Regular Meeting

**2. Set Public Hearings**

- a. Quasi-judicial
  - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Hartman Brothers Annexation of 2.96 Acres, Located at 821 21 ½ Road, and Setting a Public Hearing for December 20, 2023
  - ii. A Resolution Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-23 and Setting a Public Hearing for the Second Reading of an Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-23 for December 20, 2023

**3. Continue Public Hearings**

- a. Legislative
  - i. An Ordinance Amending Title 29 of the Grand Junction Municipal Code to Repeal and Readopt the Transportation Engineering

## Design Standards (TEDS) - Continued to December 6, 2023

**4. Agreements**

- a. A Memorandum of Understanding (MOU) to Protect, Restore, and Maintain Native River Corridor Habitat in Mesa and Delta Counties through the Development of Community Partnerships as a Member of the Desert Rivers Collaborative

**5. Resolutions**

- a. A Resolution Acknowledging Defense of Officer Brian Degrange in Civil Action No. 23-cv-01397 CSN-NRN
- b. A Resolution Supporting the Application for a Gray & Black Market Marijuana Enforcement Grant from the Department of Local Affairs
- c. A Resolution Authorizing Payment for the Acquisition of Real Property Located at 674 23 ¾ Road from 4PF GZ Impact Fund LLC and Ratifying Actions Heretofore Taken and Directing Further Actions in Connections Therewith
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for Fire Station 7
- e. A Resolution Authorizing the City Manager to Execute a Lease for the Property at 261 Ute Avenue and an Operating Agreement with United Way of Mesa County and/or Homeward Bound of the Grand Valley Resource Center for Homeless and Other Vulnerable Persons

Councilmember Simpson moved and Councilmember Nguyen seconded to adopt Consent Agenda Items 1 – 5. Motion carried by unanimous voice vote.

**REGULAR AGENDA****A Resolution Accepting the Petition for the Annexation of 1.49 Acres of Land and Ordinances Annexing and Zoning the PERS Investments Annexation to C-2 (General Commercial), Located at 3175 D Road**

The applicant requested annexation of land and a zone of annexation of C-2 (General Commercial) for the PERS Investments Annexation. The approximately 1.49-acre annexation is located at 3175 D Road. The subject property is undeveloped.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. Annexation is being sought in anticipation of developing this property. The proposed zone district of C-2 is consistent with the Commercial Land Use category of the Comprehensive Plan. The request for annexation

was presented with the zone of annexation request.

Senior Planner Timothy Lehrbach presented this item.

The public hearing opened at 6:02 p.m.

There were no comments.

The public hearing closed at 6:02 p.m.

Councilmember Nguyen moved and Councilmember Simpson seconded to adopt Resolution No. 101-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the PERS Investments Annexation, approximately 1.49 acres, located at 3175 D Road. Motion carried by a unanimous 5-0 roll call vote.

Councilmember Simpson moved and Councilmember Nguyen seconded to adopt Ordinance No. 5183, an ordinance annexing territory to the City of Grand Junction, Colorado, PERS Investments Annexation, approximately 1.49 acres, located at 3175 D Road, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous 5-0 roll call vote.

Councilmember Beilfuss moved and Councilmember Simpson seconded to adopt Ordinance No. 5184, an ordinance zoning the PERS Investments Annexation to C-2 (General Commercial) zone district, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous 5-0 roll call vote.

**An Ordinance Authorizing a Supplemental Appropriation for Funding of a Resource Center for Unhoused and Other Vulnerable Persons**

The budget was adopted by the 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 required for spending authorization to allocate \$912,400 in American Rescue Plan Act (ARPA) funds to HomewardBound and United Way for a resource center for unhoused and other vulnerable persons. The allocation is for estimated 2023 costs including capital of \$773,176, startup costs of \$109,490, and one-month operating expenses of \$29,734.

Finance Director Emeritus Jodi Welch presented this item.

The public hearing opened at 6:07 p.m.

There were no comments.

The public hearing closed at 6:07 p.m.

Council expressed gratitude to HomewardBound for this undertaking. Conversation ensued regarding community outreach with the neighbors of the proposed location (HomewardBound Chair Bill Wade stated they have engaged with 85% of the residents of that area). Community Development Director Tamra Allen stated there would be a community meeting on November 29<sup>th</sup>. The timeline for startup was discussed and they hope to have the facility up and running by December 15, 2023 at the latest.

### **Non-Scheduled Comments**

Ben VanDyke has growing concerns over the lack of communication from the City, Catholic Outreach and HomewardBound regarding the houseless population.

Mesa County employee Ryan Serad thanked the Council for providing funding to fight the Japanese Beetle problem.

Stephania Vasconez, Executive Director for Mutual Aid Partners, thanked Council for their funding of the resource center and encouraged more community engagement from the public for solutions for the houseless.

Garrett Davis commented on the land banking purchase of property at 23 <sup>3</sup>/<sub>4</sub> Road and the funds used to purchase it.

### **Other Business**

Councilmember Kennedy spoke of Bruce Lohmiller's service and wanted to remember him publicly.

Councilmember Beilfuss asked for more information on the Raptor public comments. City Attorney Shaver stated he would investigate and then update Council.

### **Adjournment**

The meeting adjourned at 6:22 p.m.

---

Amy Phillips, CMC  
City Clerk

