

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**February 7, 2024**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 7<sup>th</sup> day of February at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, and Council President Pro Tem Abe Herman. Council President Anna Stout was absent.

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

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

**Proclamation**

**Proclaiming February 2024 as Black History Month in the City of Grand Junction**

Councilmember Nguyen read the proclamation, and David Combs, President of Black Citizens and Friends, accepted the proclamation.

**Public Comments**

Tanya Travis expressed her concern with criminal activity, trash dumping and petty theft from the unsheltered population, and that the concrete from the proposed Emerson Skate Park will create a heat source for her evening air.

Glen Stout expressed his concern regarding the proposed Lake Road replacement lift station.

**City Manager Report**

City Manager Greg Caton had no report.

**Board and Commission Liaison Reports**

Councilmember Beilfuss stated the Commission on Arts and Culture Board selected artist Jeff Bates for the new roundabout sculpture by Community Hospital, which will be a wildlife sculpture. The Historical Preservation Board is also working on a sculpture for another roundabout.

Councilmember Reitz gave an update on the first flight by Breeze Airline, which is now in Grand Junction.

Councilmember Kennedy had updates on the Forestry Board and the Museums of the West which has been searching for a new Executive Director and will soon fill the position.

Councilmember Simpson gave updated information on the Business Incubator Center.

Council President Pro Tem Herman gave updates on the Downtown Development Authority event calendar and spoke about Restaurant Week which is April 6<sup>th</sup> -14<sup>th</sup>, May 10<sup>th</sup> and 11<sup>th</sup> is Rides and Vibes Music Festival. He also shared that Visit Grand Junction gave a presentation on the design wraps for the new downtown bathroom.

## **CONSENT AGENDA**

### **1. Approval of Minutes**

- a. Minutes of the January 17, 2024 Regular Meeting
- b. Minutes of the January 30, 2024 Special Meeting

### **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Extending the Skilled Gaming Moratorium and Setting a Public Hearing for February 7, 2024
- b. Quasi-judicial
  - i. Introduction of an Ordinance to Rezone 17.37 Acres from R-1 (Residential-1 du/ac) to R-5 (Residential- 5.5 du/ac) Located at 2428 H Road and Setting a Public Hearing for February 21, 2024
  - ii. Introduction of an Ordinance to Rezone 7.11 Acres from R-4 (Residential- 1 du/ac) to R-5 (Residential – 5.5 d/u/ac) Located at 2651 Stacy Drive and Setting a Public Hearing for February 21, 2024
  - iii. Introduction of an Ordinance to Amend the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue and Setting a Hearing for February 21, 2024

### **3. Procurements**

- a. Purchase Link Belt 210 X 4 Excavator
- c. Authorization for an On-Call Contract for Professional Geotechnical Engineering Services - **Moved to Regular Agenda**

#### **4. Resolutions**

- a. A Resolution Establishing EV Vehicle Parking Rates – **Moved to Regular Agenda**
- b. A Resolution Authorizing a Grant Application for the Local Planning Capacity Grant Program to Support a Third - Party Evaluation of the Development Review Process to Fast-Track affordable Housing Projects.

Councilmember Simpson moved, and Councilmember Nguyen seconded to adopt Consent Agenda Items 1 - 4, excluding items 3.b. and 4.a. Motion carried by unanimous voice vote.

#### **Regular Agenda**

##### **Authorization for an On-Call Contract for Professional Geotechnical Engineering Services**

The purpose of this contract is to provide professional geotechnical engineering and material testing services on an as-needed basis. This annual contract has an option for up to three renewals and an estimated spending of \$200,000 to \$400,000 per year.

City Manager Greg Caton was available for questions.

Conversation ensued regarding the contract and staying with the same company and the need to do competitive bidding.

Councilmember Nguyen moved and Councilmember Reitz seconded to authorize the City Purchasing Division to extend an on-call contract with RockSol Consulting Group, Inc. for Professional Geotechnical Engineering Services. Motion carried by voice vote and Simpson voting No.

##### **A Resolution Establishing EV Vehicle Parking Rates**

Historically, the city has not charged fees for use of its electric vehicle (EV) charging facilities. Establishing fees for electric vehicle (EV) charging stations is crucial to maintaining and expanding the charging infrastructure, managing demand, and ensuring the costs are fairly distributed among users. These fees help cover operational expenses, encourage the construction of more stations, and support the wider adoption of EV.

City Manager Greg Caton, Community Development Director Tamra Allen, and Sustainability Coordinator Jenny Nitzky were available for questions.

Conversation discussion included competitive rates, if this a good incentive for people who use the charging capabilities, having a great location for people to shop and eat at restaurants while they wait for their vehicle to charge.

Councilmember Nguyen moved and Councilmember Kennedy seconded to adopt Resolution No.09-24, A Resolution Adopting Rates and Charges for Electric Vehicle Charging Stations. Motion carried by unanimous voice vote.

**A Resolution Approving ARPA Funding to Colorado Mesa University Foundation for the Master of Social Work Student Loan Repayment Program**

At the January 8, 2024, Workshop, City Council heard a request for American Rescue Plan Act (ARPA) funding from Colorado Mesa University (CMU) for the Master of Social Work Student Loan Repayment Program. The proposal requests a one-time contribution from the city of \$500,000. Funds would be used to incentivize qualified individuals to remain in Grand Junction by providing financial assistance to attract and retain mental health social workers to address local mental healthcare needs. The program will be administered by CMU, and funds are anticipated to be expended on the program over a period of three years via annual payments to eligible program participants.

City Manager Greg Caton and CMU President John Marshall presented this item.

Conversation ensued about being partners with CMU and benefiting the community in the mental health area and addressing the need, other funding options with different organizations, using some of the funds for housing, and that behavioral health and mental health are important parts of our community.

The public hearing opened at 6:29 pm.

There were no public comments.

The public hearing closed at 6:29 pm.

Councilmember Reitz moved, and Councilmember Kennedy seconded to adopt Resolution No. 08-24, a resolution authorizing \$500,000 in ARPA funding to the CMU Foundation for the Master of Social Work Student Loan Repayment Program. Motion carried by unanimous voice vote.

**An Ordinance Approving a Rezone for Approximately 0.75 Acres from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac), Located at 696 Sperber Lane**

Robert and Rosa Culver and Brian Scherping (collectively, the applicant) requested approval of a rezone from R-2 (Residential - 2 du/ac) to R-4 (Residential - 4 du/ac) in anticipation of compatible single-family residential development on the approximately 0.75 acres at 696 Sperber Lane. The requested R-4 zone district implements the Comprehensive Plan Land Use Map designation of Residential Low assigned to the subject property.

Senior Planner Timothy Lehrbach, and applicant representative Kim Kerk presented this item.

The public hearing opened at 6:40 pm.

Elise Prinster expressed her concern with traffic, and that the zoning isn't in keeping with the neighborhood. She hoped it would be reconsidered.

The public hearing closed at 6:43 pm.

Conversation about traffic flow, the number of units that will be going on the lot, and how they consider the rezone were discussed.

Councilmember Nguyen moved, and Councilmember Simpson seconded to adopt Ordinance No. 5198, an ordinance rezoning approximately 0.75 acres from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac), located at 696 Sperber Lane, on final passage and ordered final publication in pamphlet form.

### **Non-Scheduled Comments**

There were none.

### **Other Business**

There was none.

### **Adjournment**

Meeting adjourned at 6:49 pm.

---

Amy Phillips, CMC

City Clerk

