

Grand Junction City Council
Minutes of the Regular Meeting
March 6, 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 6th day of March at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman (virtual), and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, Parks and Recreation Director Ken Sherbenou, Community Development Director Tamra Allen, City Clerk Amy Phillips, and Deputy City Clerks Selestina Sandoval and Krystle Koehler.

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

Proclamation

Proclaiming March 2024 as Women's History Month

Council President Anna Stout read the proclamation, and council recognized women who have served as an inspiration to them, some of which were present to accept the proclamation.

Proclaiming March 2024 as American Red Cross Month

Councilmember Nguyen read the proclamation, and Krista Ubersox, Vice Chair of the Red Cross Western Colorado Chapter, along with Josh Stuart, Regional Manager of American Red Cross, accepted the proclamation.

Public Comments

Anna Elliott applauded the local American Red Cross for the work and service they provide, but she also voiced concerns regarding some of the programs they provide.

Kirk Thiets, expressed his view of City Policies regarding the closure of public restrooms.

City Manager Report

City Manager Greg Caton had no report.

Board and Commission Liaison Reports

Councilmember Nguyen stated Grand Valley Regional Transportation Committee (GRVTC) submitted a letter of support for bill SB24-036 Vulnerable Road User Protection Enterprise.

Councilmember Simpson shared updated information on the Business Incubator Center.

Councilmember Beilfuss reported that the Historic Preservation Board updated their bylaws, and possibly are establishing a new Historic District south of downtown near the railroad area. He also shared, that the Commission on Arts and Culture met to review applications for grants.

Councilmember Kennedy shared the Forestry Board met for interviews; and the Museum of the West has an event this Saturday March 9th which will be a fundraiser.

Council President Pro Tem Herman gave updates on Downtown Development Authority's (DDA) fiber art projects, the Mav Classic happening March 23rd. Samples and Sips is on April 5th from 3 pm to 7 and lastly, Restaurant Week will begin April 6th.

Council President Stout reported on the Colorado Municipal League, the Associated Governments of Northwest Colorado, and the Grand Junction Chamber. She also testified against the Pets Rescue Act on behalf of the Colorado Municipal League and the Associated Governments of Northwest Colorado.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the February 21, 2024 Regular Meeting

2. Set Public Hearings

- a. Legislative

- i. Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Withdrawn Applications, Public Notice Requirements, Planned Developments, Adding a Use for Public Parking, Accessory Dwelling Unit (ADU) Standards, Drive-Through Facility Standards, and Fence Standards; Introduction of an Ordinance Amending Title 25 24 Road Corridor Design Standards Regarding Alternate Streets Requests for Widths of Pedestrian Walks; Introduction of an Ordinance Amending Title 22, Title 23, Title 24, Title 25, Title 26, and Title 27 to Update Zone

District Titles to Reflect Revisions in the Adoption of the 2023 Zoning & Development Code and Setting a Public Hearing for March 20, 2024

b. Quasi-judicial

- i. Introduction of an Ordinance Zoning Approximately 4.06 Acres from R-8 (Residential 8) to MU-2 (Mixed Use) located at 640 24 ½ Road and Setting a Public Hearing for March 20, 2024

3. Procurements

- a. Purchase of Side Load Refuse Trucks
- b. Construction Contract for Roof Replacements at City Hall and City Offices
- c. Approval of a Contract with Citadel Security to Provide Security Services

4. Resolutions

- a. A Resolution Repealing and Rescinding the Corridor Infill Incentive Established by Resolution 74-22
- b. A Resolution Authorizing and Confirming the Sale of Real Property Located at 2601 Dos Rios Drive, Grand Junction, Colorado

Councilmember Kennedy moved, and Councilmember Nugyen seconded to adopt Consent Agenda Items 1-4. Motion carried by unanimous voice vote.

Regular Agenda

An Ordinance Authorizing a License Agreement for the Sale of Naming Rights at the Community Recreation Center Pools

The proposed license agreement would enable naming of the Community Recreation Center Pools in exchange for \$3,000,000 from Intermountain Health dba St. Mary's.

Parks and Recreation Director Ken Sherbenou presented this item.

Council discussed the method used to make sure every potential provider was notified to submit a proposal if they chose, and what date the email was sent out to the potential providers. Councilmember Reitz stated he would abstain from voting as he is employed by St. Mary's Hospital.

The public hearing opened at 6:11 pm.

Andrea Krebs shared her gratitude to St. Mary's and Intermountain Healthcare for offering the investment and putting private resources in a public facility.

Anna Elliott shared her concern about the process for naming of the pool.

The public hearing closed at 6:15 pm.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5203, an ordinance approving the License Agreement for the sale of naming rights at the Grand Junction Community Recreation Center pools on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote 6-0, with Councilmember Reitz abstaining.

An Ordinance Authorizing a Lease Agreement with a Therapy Provider at the Community Recreation Center

The proposed lease agreement would enable a 10-year initial lease term with three subsequent five-year extensions for a total of 25 years for a built-to-suit 2900 square foot therapy space in the Community Recreation Center (CRC). This space would be operated by Intermountain Health dba St. Mary's Regional Hospital. Annual rent and operating expenses would be paid to the City starting at \$168,000 per year with an annual 2.5 percent escalator. St. Mary's would also contribute \$1,554,000 to help with the capital construction cost of adding the therapy space. Patients would have access to the drop-in areas of the CRC with their therapists, including the fitness/weight area, walking track, and therapy pool. This activity is expected to increase the overall service provided by the CRC and help achieve high-cost recovery (which is operational revenue divided by operational expense).

Parks and Recreation Director Ken Sherbenou presented this item.

The public hearing opened at 6:17 pm.

Kirby Richardson who is the co-owner of Fyzical Therapy and Balance Center expressed her concern about not receiving an email request for a proposal and is in opposition of this item.

The public hearing closed at 6:20 pm.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5204, an ordinance authorizing entering into the Lease Agreement as proposed with Intermountain Health St. Mary's Regional Hospital for Therapy Space at the Grand Junction Community Recreation Center, on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote 5-1 with Councilmember Simpson voting No, and Councilmember Reitz abstaining.

Council took a break at 6:23 pm and resumed at 6:32 pm.

A special kid's public comment opened at 6:33 pm.

Mason Donalson spoke about his local farm and the animals he has.

Kid's public comment closed at 6:34 pm.

Council President Stout stated Jase, Mason and Iris Donalson were her VIP guests for the evening.

Discussion and Possible Action Regarding School District 51 Impact Fees

Representatives from Mesa County Valley School District 51 (D51) presented a report regarding School Land Dedication Fees (SLD) collected by the City on behalf of D51.

Mesa County School District 51 Superintendent Brian Hill, Chief Finance Officer Melanie Trujillo, and Chief Operations Officer Clint Garcia presented this item.

Council discussed the last time they received a report from the School District and where the methodology came from for the calculation of the fee, shrinking enrollment, growth rate of R-5, improvements to schools, updating the language for collecting the fee so it wouldn't carry confusion, whether the growth in R-5 reflect, the growth in the school district, and fees can't be used for existing deficiencies.

The public comment opened at 7:07 pm.

Shelly Dackonish, the attorney representing the Homebuilders Association, shared her opinion that the fee money can't be lawfully used for construction costs or debt.

The public comment closed at 7:10 pm.

Councilmember Simpson moved, and Councilmember Kennedy seconded to postpone this item for 60 days to discuss the existing funds. Motion was failed by roll call vote 2-5.

Councilmember Nguyen moved, and Councilmember Reitz seconded to approve the requested disbursement made by the Mesa County Valley School District 51 in its February 2, 2024 request. Motion carried by roll call vote 6-1 with Councilmember Simpson Voting No.

Council discussed Resolution No.13-24, which was set to self-execute and will discontinue the collection of the impact fee. Further conversation discussed if the City decides to ever collect the fee in the future, the funds would go directly to the School District.

Discussion and Possible Action Regarding Interim Housing Code Next Steps

An update on Interim Housing was presented at the March 4th, City Council workshop. Direction was provided to conduct additional public outreach and engagement on the topic prior to scheduling public hearings on the proposed Code text amendment. Staff requested direction from Council as to the desire of City Council to schedule an additional City Council workshop on Interim Housing after the conclusion of additional outreach and engagement and after the working group's recommendation had been completed. In absence of direction at the workshop, this request for direction was scheduled to be discussed at a regular meeting.

Interim Housing has been identified by the Unhoused Needs Assessment, the 2023 Zoning & Development Code (ZDC) Committee, and City Council as a land use that should be explored. Since the adoption of the 2023 ZDC, staff has been working with a

consultant and a working group to identify the needs within the City and develop regulations to address the use within the City.

Council discussed sanctioned camping in residential areas and retail areas throughout the community, location concerns, the benefits of going to Council before Planning Commission to ensure Council policy, and additional community outreach communication.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to direct staff to schedule Interim Housing for a future City Council workshop after completion of the working group's recommendation and conclusion of additional public outreach. Motion carried by unanimous voice vote.

Non-Scheduled Comments

Anna Elliott shared her concern regarding unhoused camping and tenting and hopes that the community gets to provide input and that the communication goes out correctly.

Other Business

Council discussed the Interim City Manager position and structure of search matters moving forward, the Interim time to spend with staff before a decision is made, not wanting to draw out the process, regarding permanent City Manager using a recruiting consultant and gathering quotes from different recruiting consultants. Conversation concluded with Council doing research on recruiting consultants. Discussion will continue March 20, 2024. There was also discussion regarding interim housing guidelines and once that is in place Council would like to vote on new park guidelines.

Adjournment

Meeting adjourned at 9:03 pm.

Amy Phillips, CMC

City Clerk

