

Grand Junction City Council
Minutes of the Regular Meeting
July 3, 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 3rd day of July 2024 at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz, and Council President Abram Herman.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Engineering and Transportation Director Trenton Prall, Sustainability Coordinator Jenny Nitzky, Housing Manager Ashley Chambers, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamation

Proclaiming July as Parks and Recreation Month in the City of Grand Junction

Council President Pro Tem Reitz read the proclamation; Parks and Recreation Director Ken Sherbenou accepted the proclamation and introduced Parks Maintenance Supervisor Jeff Anderson and Parks Crew Lead Brandon Stich.

Public Comments

Anna Elliott shared her concern about flood lights around the Church of Jesus Christ of Latter-Day Saints Temple.

Jeremy Sheetz spoke about homelessness, property, safety concerns and vehicle damage around the ELKS Lodge.

Betty Fulton spoke about saving the Orchard Mesa Pool.

Doug Bryant shared his concerns about the direction of the City Council and the City Manager.

John Traylor is in opposition to the 29 Road Interchange Project.

David Mattson (via email) expressed his concerns about reopening Whitman Park.

Interim City Manager Report

Interim City Manager Phillips shared a reminder about July 4, 2024 Independence Day and wanted the community to refrain from setting off their own fireworks and to join the downtown parade at 10 am.

Boards and Commission Liaison Reports

Councilmember Kennedy shared updates about the Grand Junction Regional Airport Authority, and Museums of the West.

Councilmember Stout had updates regarding the Associated Governments of Northwest Colorado, Colorado Municipal League, and Air Service Alliance.

Councilmember Beilfuss shared updates about Commission on Arts and Culture, the Homeless Coalition (which is mourning the loss of Beverly Lampley), the Forestry Board and attended the Fire Department pinning.

Council President Herman shared his updates about Parks and Recreation Advisory Board, Colorado Municipal League, site tours of the Interim Shelters in Denver, and lastly the Orchard Mesa Pool.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the June 3, 2024 Workshop
- b. Minutes of the June 5, 2024 Regular Meeting
- c. Summary of the June 11, 2024 Workshop
- d. Summary of the June 17, 2024 Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone a Total of 14.38 Acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 Acres of the Total Acreage Located at the Southwest Corner of Winters Avenue and Riverside Parkway Intersection Including 1441 Winters Avenue, the Parcel

Abutting 1441 Winters Avenue on the East that is Bordered by Riverside Parkway on the East and the South, and the Parcel Abutting 1441 Winters Avenue on the South with the Southern Border Being the Riverside Parkway, and an Additional Parcel Containing 2.42 Acres of the Total Acreage at the Northwest Corner of the Winters Avenue and Riverside Parkway Intersection and Setting a Public Hearing for July 17, 2024

- ii. Introduction of an Ordinance for a Comprehensive Plan Amendment for 6.56 Acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) for the American Lutheran Church Property Located at 631 26 ½ Road and Setting a Public Hearing for July 17, 2024
- iii. Introduction of an Ordinance for a Rezone from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8) for the American Lutheran Church Located at 631 26 ½ Road and Setting a Public Hearing for July 17, 2024

3. Agreements

- a. Intergovernmental Agreement with the Mesa County Valley School District #51 for the 2022 Lincoln Park Stadium Renovation
- b. FAA Airport Infrastructure Grant Agreement 3-08-0027-080-2024 and Co-Sponsorship Agreement between the Grand Junction Regional Airport Authority, Mesa County, and the City of Grand Junction

4. Resolutions

- a. A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund the Outdoors Facilities Phase for the Community Recreation Center

5. Other Action Items

- a. The Grand Valley River Corridor Initiative (RCI) Multi-Jurisdictional Letter of Support

Councilmember Kennedy moved, and Councilmember Stout seconded to adopt Consent Agenda Items #1- #5. Motion carried by unanimous voice vote.

Regular Agenda

A Resolution Ratifying the Interim City Manager's Actions in Entering into a Contract to Purchase Property at or Near 2767 - 2773 C 1/2 Road Including Two Unaddressed Parcels and Authorizing the Interim City Manager to Execute All Necessary Documents to Complete the Purchase, Including but not Limited to a Life Estate Conveyance to Bennie Dick Skinner, Conservation and Trail Easement and a Funding Agreement with the State of Colorado

and

A Resolution Authorizing the Interim City Manager to Execute an Intergovernmental Agreement with Mesa County Regarding the Funding for the Purchase of the Property at or near 2767- 2773 C 1/2 Road Including Two Unaddressed Parcels in Grand Junction, Colorado, Including a Reimbursement Requirement to the County if the City Should Transfer the Property for Value for Other Than a Public Purpose

The City Council was presented the opportunity to purchase approximately 12.5 acres of property adjacent to the Colorado River for \$1,855,000. The property is located at/near 2767-2773 C ½ Road and includes two unaddressed parcels owned by Bennie and David Skinner (Skinners or Sellers) in southern Grand Junction (Property). Purchase of the Property provides the land necessary for completing the Colorado Riverfront Trail. After discounting the purchase price by \$190,000 for a life estate to Bennie Skinner, the balance will be paid in equal amounts by the City, Mesa County, and Colorado Parks & Wildlife (CPW). After the purchase, the City will convey a conservation and trail easement (C&TE) to CPW at no cost. The C&TE will concern approximately 5.5 acres of the Property. The public will not be allowed to access the Property until construction of the trail is complete. When complete, the City will assume management responsibilities for the C&TE easement area in accordance with a management plan. The City and Mesa County have not determined the eventual use of the 7+/- acres; however, each has committed to a public use of that portion of the Property, with one such possible use being for workforce, affordable and/or attainable housing.

Director of Engineering and Transportation Trent Prall presented this item.

Conversation included thanking staff for all their hard work and thanking the Skinner family and partners for making this happen.

The public comment opened at 6:21 pm.

There were no public comments.

The public comment closed at 6:21 pm.

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Resolution No. 46-24, a resolution ratifying the Interim City Manager's actions in entering into a contract to purchase property at or near 2767 - 2773 C 1/2 Road including two unaddressed parcels in Grand Junction, Colorado and authorize the Interim City Manager to finalize negotiations and execute all necessary documents to complete the purchase, including but not limited to a Life Estate conveyance to Bennie Dick Skinner, Conservation and Trail Easement and a Funding Agreement with the State of Colorado. Motion carried by unanimous voice vote.

and

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Resolution No. 47-24, a resolution authorizing the Interim City Manager to execute an Intergovernmental Agreement with Mesa County regarding the funding for the purchase of the property at or near 2767- 2773 C 1/2 Road including two unaddressed parcels in Grand Junction, Colorado, including a requirement to reimburse the County if the City should transfer the property for value for other than a public purpose. Motion carried by unanimous voice vote.

A Resolution Adopting a Sustainability and Adaptation Plan

Staff have been working with consultants, Design Workshop and Spirit Environmental, to develop a Sustainability and Adaptation Plan for the City since May 2023. This plan is being developed in alignment with the One Grand Junction Comprehensive Plan and City Council's Strategic Outcome, Resource Stewardship.

This plan has Six Focus Areas:

1. Built Environment
2. Climate Resilience
3. Energy Stewardship
4. Waste Management
5. Water Conservation
6. City Leadership

This is a long-range plan that will help the environmental, social, and economic facets of this community with education and incentive-based approaches to change.

Sustainability Coordinator Jenny Nitzky, and Anna Laybourn presented this item.

Conversation ensued about being thoughtful and mindful when it comes to recycling solar panels, being mindful of costs, how priorities will be gathered and implemented and if there will be a committee and public outreach programs.

Council took a break at 6:51 pm and the meeting resumed at 7:02 pm.

The public comment opened at 7:03 pm.

Ken Scissors, Hogan Peterson, and William Reilly. Were members of the Steering Committee shared their experiences and takeaways.

Ray Pilcher and Becker Carlton were in support.

Lisa Fry, Elizabeth Baltzer, Ken Fletcher, Mary Redker, Phylis Flower, Nova Tucker, Ruth Kennett, Diane Baker, Sara Fletcher, Connie McDowell, Genevieve Blacka, Dave Scanga, Edward Baltzer, Berdenatte Knolls, Pete Hosburg and Anna Elliot were all in opposition.

Alan Comerer (via email) shared his concerns.

The public comment closed at 8:03 pm.

Councilmember Nguyen joined the meeting virtually at 8:15 pm.

The conversation included tabling the plan and having further discussions, providing more public transportation to help community members get around, looking at costs and finances down the road, reaching back out to the Steering Committee members to allow them the opportunity to sign the letter of support individually instead of as a committee, and this plan was designed specifically with Grand Junction in mind, and took 14 months to create.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded to adopt Resolution No. 48-24, a resolution adopting a Sustainability and Adaptation Plan. Motion carried 5-2 by roll call vote, with Councilmember Kennedy and Councilmember Simpson voting No.

Council took a break at 8:31 pm and the meeting resumed at 8:41 pm.

A Resolution Creating a Production Incentive for Affordable Housing Units in the City of Grand Junction

At the April 29th City Council Workshop, an incentive to produce affordable housing units was presented and discussed. With the City Council direction provided at that workshop, City Staff prepared a resolution for consideration that provides an incentive to encourage the development, both by non-profit and for-profit developers, of affordable housing units anywhere within the City of Grand Junction.

Housing Manager Ashley Chambers and Community Development Director Tamra Allen presented this item.

Conversation ensued regarding how this program incentivizes affordable housing, and if homeless housing and transitional housing or should have separate incentives.

The public comment opened at 8:52 pm.

Emilee Powell, Diane Schwanke, and Laurel Cole were in support.

Anna Elliott shared her thoughts about area medium income.

The public comment closed at 8:58 pm.

The conversation ensued regarding using City owned land for low-cost leasing for affordable housing, what the total number of units are for Prop 123 goals and the dollar amounts, the sustainable funding source in the budget for housing, if a revision to budget should be considered versus trying to estimate how many units there will be for the coming year, and the area medium income (AMI) calculations.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded to adopt Resolution No. 44-24, a resolution adopting an affordable housing production incentive. Motion carried by unanimous roll call vote.

A Resolution Adopting the Unhoused Strategies and Implementation Plan

In the recently completed Unhoused Needs Assessment (UHNA) conducted by JG Research, findings included identified community needs and service gaps, existing systemic issues, and community strengths. Based on these findings, JG Research recommended community-led strategies, informed by effective policy and program models, to facilitate the transition of the unhoused population into stabilization and housing. In response, City Council requested staff address the implementation of these strategies, including defining roles and responsibilities and developing a framework for implementation. Seven strategies for implementation are discussed in detail in the attached Unhoused Strategies and Implementation Plan that were developed in conjunction with the City Council, Mesa County Commissioners, City and County staff, and Grand Junction area partners, which included service providers, people with lived experience, and community members.

Housing Manager Ashley Chambers and Scott Aker presented this item.

Conversation ensued about safe parking, interim housing, community safety, how this effort aligns with other municipalities, emergency plans for the winter, and using the resource center for evening shelter.

The public comment opened at 9:34 pm.

Eric Niederkruger and Stephania Vasconez shared their support for this item.

The public comment closed at 9:40 pm.

There were additional council comments that the Resource Center will need to be moved soon and they thanked everyone for their hard work.

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Resolution No. 49-24, a resolution adopting the Unhoused Strategies and Implementation Plan. Motion carried by unanimous voice vote.

Non-Scheduled Comments

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:41 pm.

Selestina Sandoval, CMC
City Clerk

