

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**July 17, 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 17<sup>th</sup> day of July 2024 at 5:34 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, and Council President Abram Herman.

Council President Pro Tem Randall Reitz was absent.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Housing Specialist Lindy Hodges, Principal Planner David Thornton, Senior Planner Thomas Lloyd, Parks and Recreation Director Ken Sherbenou, General Services Director Jay Valentine, City Clerk Selestina Sandoval, Deputy City Clerk Misty Williams.

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

**Presentation**

**Auditor's Report to City Council Regarding the 2023 Audit**

Christine McLeod, Auditor from Haynie & Company, presented the Auditor's Report for 2023.

Haynie & Company is the City Council's independent auditor. The city's financial statements are audited each year in connection with the issuance of the Annual Comprehensive Financial Report.

The auditor works directly for the City Council. Christine McLeod, Partner at Haynie & Company, conducted the City's audit, and she provided a presentation to report the results of the audit to City Council. This report showed the City again received an unmodified or "clean" opinion, which means the financial statements presented fairly, in all material respects, the financial position of the City.

Haynie & Company coordinated the audit with the City Council appointed Audit Committee comprised of the Mayor and Mayor Pro Tem, including presentation of audit and financial statements.

## **Proclamation**

### **Proclaiming July 17, 2024, as Sister Karen Bland Day in the City of Grand Junction**

Councilmember Simpson read the proclamation recognizing July 17, 2024, as Sister Karen Bland Day. Sister Karen was in attendance to receive the proclamation and she expressed her gratitude to Council and the audience.

## **Public Comments**

Public comments were heard from:

Austin Erickson, Jeremy Sheetz, Jim Ciha, Steve Grindle and Michael Agee.

## **Interim City Manager Report**

Interim City Manager Phillips gave a report on the recent Coffee with the City Manager event, which took place at Baker's Boutique and Colorado Q. These events take place generally once a month at various locations around the city, giving citizens the opportunity to ask questions and voice any concerns they may have.

## **Boards and Commission Liaison Reports**

Councilmember Kennedy shared updates about the Grand Junction Regional Airport Authority, Grand Junction Economic Partnership (GJEP), and Museums of the West.

Councilmember Nguyen shared updates regarding Urban Trails Committee (UTC) receiving a presentation from The Center for Independence.

Councilmember Stout had updates regarding her visit to sister city El Espino, as well as Colorado Municipal League (CML), and the Air Service Alliance.

Councilmember Beilfuss shared updates about the Homeless Coalition.

Council President Herman shared his update regarding the Parks Improvement Advisory Board.

## **CONSENT AGENDA**

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

- a. Summary of the July 1, 2024, Workshop
- b. Minutes of the July 3, 2024, Regular Meeting

## **2. Set Public Hearings**

### **a. Legislative**

- i. Introduction of an Ordinance to Amend the One Grand Junction Comprehensive Plan (Comprehensive Plan), which includes the Grand Junction Circulation Plan, and to Repeal the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan and Setting a Public Hearing for August 7, 2024
- ii. Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Remove the Requirement for New Development to Underground Existing Utilities and Setting a Public Hearing for August 7, 2024

## **3. Agreements**

- a. Memorandum of Agreement between the City of Grand Junction and the Colorado Plateau Mountain Bike Trail Association (COPMOBA) for the Lunch Loop Bike Park

## **4. Procurements**

- a. Construction Contract for 2024 Purdy Mesa Flowline Replacement
- b. Construction Contract for Hallenbeck Reservoir #2 (Raber-Click) Rehabilitation Project
- c. Procurement Approval for Setting a Guaranteed Maximum Price for the Construction of Grand Junction Fire Station 7
- d. Increasing Amount of Sole Source Agreement with Winn Marion for EV Charging Stations
- e. Sole Source Contract with Garney Construction for Cleaning Persigo Sludge Drying Beds

## **5. Resolutions**

- a. A Resolution Authorizing the Carry-forward of the City's 2024 Private Activity Bond "PAB" Allocation

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

## **REGULAR AGENDA**

### **2024 Community Development Block Grant (CDBG) Annual Action Plan**

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City's 2024 Program Year will begin once the 2024 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD). The 2024 Program Year marks the City's 29th year of Eligibility. For each CDBG program year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. On June 5, 2024, City Council approved the 2024 CDBG funding requests totaling \$479,136 for the five activities listed below.

CDBG Grant Administration: \$60,991

Columbine Park Improvements: \$140,245

West Lake Park Improvements: \$77,900.

Hermosa Avenue Improvements Safe Neighborhood Route: \$160,000.

Ella Street Improvements Safe to School Route: \$40,000.

Lindy Hodges, Housing Specialist for the City of Grand Junction, presented the 2024 Community Block Grant (CDBG) Annual Action Plan.

The public hearing opened at 6:27 pm.

No comments were heard.

The public hearing closed at 6:27 pm.

Councilmember Simpson moved to adopt Resolution No. 51-24 regarding the 2024 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program, and Councilmember Kennedy seconded the motion.

### **An Ordinance Extending the Period During Which the Grand Junction, Colorado Downtown Development Authority (DDA) May Collect and Allocate a Sales and Property Tax Increment to Fund the Capital and Operations of the DDA as Provided By Law**

The Downtown Development Authority (DDA) was formally established in 1981 with the mission of preventing blight and maintaining and improving property values through investment in the DDA area, according to a plan of development adopted by the DDA Board and City Council. The DDA is funded in part through tax increment financing (TIF) revenues. In 2008, the Colorado legislature modified 31-25-807, C.R.S., to allow the extension of Downtown Development Authorities for an additional 20-year term which

expires December 31, 2032. Recently, that law was amended with SB 23-175, which now allows additional 20-year periods to extend the time the DDA may utilize tax increment financing upon authorization of the City Council.

Adoption of the ordinance would extend the DDA TIF authorization for a 20-year period beginning January 1, 2033, and expiring December 31, 2052. The DDA Board requests the City Council approve the ordinance and the consequential funding of the TIF authority for an additional 20 years, which will allow the DDA to fully implement its statutory objectives and purposes as described in the DDA's current Plan of Development.

City Attorney John Shaver presented this item.

The public hearing opened at 6:30 pm.

No comments were heard.

The public hearing closed at 6:30 pm.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5223, an ordinance extending the period during which the Grand Junction, Colorado Downtown Development Authority (DDA) may collect and allocate sales and property tax increment to fund the capital and operations of the DDA as provided by law on final passage and order final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Ordinance Amending the Comprehensive Plan 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**

American Lutheran Church requested a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5-12 du/ac) for property located at 631 26 ½ Road on 6.56 acres in the Horizon Planning Area near Intermountain Health St Mary's Hospital. The subject property has an existing church building with approximately two acres of the site remaining vacant.

The property owner requested an amendment to the 2020 One Grand Junction Comprehensive Plan in anticipation of future residential subdivision development on the vacant portion of their property. The zone districts of RM-8 and RM-12 implement the requested Land Use Map amendment to Residential Medium. The rezone request to RM-8 is being considered separately.

Principal Planner David Thornton presented this item, and a presentation was also given by David Miller, representing the Lutheran Church.

The public hearing opened at 7:17 pm.

Comments were heard from Dianne Dike, Todd Yousley, Emily Howell, Jody Cole, Bill Wade, Wayne Mineke, Carol Bergman, Ryan Fricke, and Laura Yousley.

The public hearing closed at 7:37 pm.

Principal Planner David Thornton answered questions from Council.

Comments were heard from Councilmembers Kennedy, Nguyen, Simpson, Stout, Beilfuss, and Council President Herman.

Councilmember Stout moved, and Councilmember Beilfuss seconded to adopt Ordinance No. 5224, an ordinance amending the Comprehensive Plan Land Use Map of the City of Grand Junction from Residential Low (2-5.5 dwelling units/acre) to Residential Medium (5.5-12 dwelling units/acre) for American Lutheran Church property located at 631 26 ½ Road on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote 5-1 with Councilmember Simpson voting No.

**An Ordinance Rezoning 6.56 Acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8) for the American Lutheran Church Located at 631 26 ½ Road**

American Lutheran Church requested rezone from R-1R (Residential 1 Retired) to RM-8 (Residential Medium 8) for property located at 631 26 ½ Road on 6.56 acres in the Horizon Planning Area near St Mary's Hospital. The subject property has an existing church building with approximately three acres of the site remaining vacant.

The property owner requested a rezone in anticipation of future residential subdivision development on the undeveloped portion of their property. The zone district of RM-8 is consistent with and implements the Residential Medium Land Use category of the Comprehensive Plan.

Principal Planner David Thornton presented this item.

The public hearing opened at 8:17 pm.

Comments were heard from Todd Yousley, Darren McFarren, and Bill Waite.

The public hearing closed at 8:24 pm.

Comments were heard from Councilmembers Nguyen and Kennedy.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5225, an ordinance rezoning 6.56 acres from Residential 1 Retired

(R-1R) to RM-8 (Residential Medium - 8) for the American Lutheran Church located at 631 26 ½ Road on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**An Ordinance Rezoning Approximately 14.38 Acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) Zone District Located at the Northwest and Southwest Corner of the Winters Avenue and Riverside Parkway Intersection**

The City of Grand Junction, property owner, requested a rezone of 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. The requested MU-2 zone district is consistent with the One Grand Junction Comprehensive Plan Land Use Map designation of Mixed Use.

Senior Planner Thomas Lloyd presented this item.

The public hearing opened at 9:05 pm.

No comments were heard.

The public hearing closed at 9:05 pm.

Comments were heard from Councilmember Kennedy.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5226, an ordinance rezoning approximately 14.38 Acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) Zone District located at the Northwest and Southwest corner of the Winters Avenue and Riverside Parkway intersection on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**Procurement Approval for Bid Package #1 and Bid Package #2 for the Construction of Grand Junction Community Recreation Center at Matchett Park**

The City is scheduled to start construction of the new Community Recreation Center (CRC) in July 2024. City staff and the CRC Design Team has completed the Bid Packages #1 and #2 for the GJ CRC at Matchett Park, and FCI Constructors has established a total cost for Bid Package #1 and Bid Package #2 of \$46,956,453. These

packages comprise the Pool Subcontractor, the Structural Concrete Subcontractor, the Structural Steel Subcontractor, the Plumbing Subcontractor, the Mechanical Subcontractor, the Electrical Subcontractor, the Drilling Subcontractor and the Earthwork/Utilities Subcontractor. Bid Package #3 is the final bid package that will complete the remaining trades working on the CRC, which will come to City Council later this Fall. These two bid packages constitute the first part and most of the Guaranteed Maximum Price.

Representatives from FCI Constructors were available to answer Council's questions.

The public hearing opened at 9:35 pm.

No comments were heard.

The public hearing closed at 9:35 pm

No further comments were heard from Council.

Councilmember Simpson moved, and Councilmember Stout seconded to authorize the City Purchasing Division to execute Change Order 1 with FCI Constructors, Inc., for an early release package (contractor bid packages #1 and #2) in the amount of \$46,956,453 with FCI Constructors, Inc., for Construction Management/General Contractor (CM/GC) delivery of the Grand Junction Community Recreation Center at Matchett Park. Motion carried by unanimous roll call vote.

### **Construction Contract for Purchase and Install of Solar Panels for City Hall**

On July 3rd, 2024, City Council adopted the Sustainability and Adaptation Plan. Within that plan, Focus Area 3, Energy Stewardship, focuses on community energy resiliency and independence. Strategy 7.a states, "Continue to invest in relevant and available clean technology, including solar arrays for City facilities". Additionally, with the installation of a new roof on City Hall, the timing of solar panel installation is well-aligned.

General Services Director Jay Valentine presented this item.

The public hearing opened at 9:51 pm.

No comments were heard.

The public hearing closed at 9:51 pm.

Comments were heard from Councilmembers Kennedy, Stout, Nguyen, Beilfuss, and Council President Herman.

Councilmember Stout moved, and Councilmember Nguyen seconded to authorize the City Purchasing Division to enter into a contract with Atlasta Solar Center of Grand Junction, Colorado for the Purchase and Install of Solar Panels for City Hall project in the amount of \$401,147.50. Motion carried by unanimous roll call vote.

**Non-Scheduled Comments**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 9:58 pm.

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Selestina Sandoval, CMC  
City Clerk

