

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**August 21, 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 21<sup>st</sup> day of August 2024, at 5:33 p.m. Those present were Councilmembers Scott Beilfuss, Jason Nguyen, Dennis Simpson, Cody Kennedy (via virtual meeting platform), Council President Pro Tem Randall Reitz and Council President Abram Herman.

Councilmember Anna Stout was absent.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Planning Supervisor Niki Galehouse, Community Development Director Tamra Allen, Engineering & Transportation Director Trent Prall, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

**Public Comments**

Public comments were heard from Clare van Montfrans, Ruth Kinnett, Ash Zolton, LuAnn Harrah, CJ Patch, Paul Watson, Benaiah Adams, Lisa Fry, Gregg Palmer, Greg Haitz, Craig Robillard, Ben Calvert, Ian Thomas, Gary Criss, Casey Ditmer, Nikki Hunn Jervis, Adam Deitrich, Eloy Alcon, Kevin Cole, Brad McCloud, Randy Spydell, Kasey Smolha, Shirley Clements (comment to be emailed to Council), Joanne Specht, Brandon James Miller and Mary Redeker.

**Interim City Manager Report**

Interim City Manager Andrea Phillips did not have a report for Council.

**Boards and Commission Liaison Reports**

Councilmember Nguyen shared information on a traffic engineering symposium that will be taking place next week.

Councilmember Beilfuss reported on a tour of the National Guard facility, Historic Preservation Committee, the Homeless Coalition, and the Access and Mobility Committee for the Homeless.

Councilmember Kennedy also reported on the National Guard tour, as well as notable highlights from the Grand Junction Regional Airport Authority board meeting.

Council President Herman shared a report on PRAB projects, a meeting with the Consul General from the Canadian Embassy in Denver, and the upcoming visit of the Consul General of the Mexican Embassy to the City of Grand Junction.

## **CONSENT AGENDA**

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

- a. Minutes of the August 7, 2024, Regular Meeting

### **2. Resolutions**

- a. A Resolution Authorizing the City to Approve a Grant Offer in the amount of \$5,839,002 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 Relocation Program Grading and Drainage Construction
- b. A Resolution Authorizing the City to Approve a Grant Offer in the amount of \$16,100,920 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 Relocation Program Pavement Subbase Schedule 2 Construction
- c. A Resolution Authorizing the City to Approve a Grant Offer in the amount of \$11,321,229 for the Runway 12/30 Relocation Program, Pavement Subbase Schedule 1 Construction as a Co-sponsor with the Grand Junction Regional Airport Authority
- d. A Resolution Authorizing the GJRAA to accept an FAA AIP Grant for the 12/30 Relocation Project for Pavement Subbase Construction Schedule 2 for Second Portion Consistent with the Language in the AIP 83 Grant Agreement as Co-sponsor with the Grand Junction Regional Airport Authority and to Execute the Co-Sponsorship Agreement when Received
- e. A Resolution Determining the Necessity of and Authorizing the Acquisition of Certain Property and Property Interests by Condemnation for Improvements to the Area at and near the Intersection of Ute Avenue 1st and 2nd Streets for Public Facilities of the City of Grand Junction on the Property to be Acquired

Council President Pro Tem Reitz moved, and Councilmember Simpson seconded to adopt Consent Agenda Items #1- #2. Motion carried by unanimous voice vote.

## **REGULAR AGENDA**

### **Other Business**

#### **a. Orchard Mesa Pool IGA Discussion**

Interim City Manager Andrea Phillips gave a brief summary regarding the Intergovernmental Agreement (IGA) being presented in draft form to Council. Council President Herman, Attorney John Shaver, and Interim City Manager Andrea Phillips have been meeting with representatives from the Mesa County Valley School District 51 (District) to discuss an agreement to keep the pool operational through the next two years. Several possibilities for the future of the pool and the site that have been discussed. The purpose of the agreement is to work with the District to ensure an additional two years of operation of the pool to keep it open to the community until future actions can be determined by the Council.

The IGA contemplates the District retaining ownership of the site and building. The City of Grand Junction (City) would assume operational costs and utilities costs for the pool building during the term of the agreement. The City would continue to staff and operate the facility as it has for many years. The District would take action to abate the asbestos in the band room/gym and demolish that part of the facility in the near term.

Comments were heard from Council President Herman, explaining the project, its time frame and the work that has been done to establish the IGA for this project. Comments were also heard from Councilmember Kennedy, Councilmember Beilfuss, Council President Pro Tem Reitz, Councilmember Simpson, and City Attorney John Shaver.

The public hearing opened at 7:17 pm.

No comments were made.

The public hearing closed at 7:17 pm.

Council President Herman will meet with District representatives to discuss any changes necessary to the IGA, after which it will return to Council for formal action, potentially at the September 4<sup>th</sup>, 2024, City Council meeting.

## **Public Hearings**

### **4a.i. An Ordinance Amending Title 21 Zoning and Development Code to Create a New Land Use Category for Interim Housing, to Create Temporary Use and Structure Standards for Interim Housing, and to Create a New Public Hearing Process for an Extended Temporary Use Permit**

Community Development Director Tamra Allen introduced Ordinance No. 5229, amending Title 21 Zoning and Development Code to create a new land use category for interim housing.

As part of the Unhoused Needs Assessment, the community has identified that interim housing in the form of temporary shelter may serve as an important part of the housing continuum and is not a land use or structure contemplated by the existing Zoning and Development Code. An Interim Housing strategy has two primary components - regulations and programming. The current Zoning & Development Code does not include Interim Housing as a use. Before the City can begin the programming, which includes considerations related to funding, location, and day-to-day site operations, regulations must be established so the use category (which will be defined by and through the regulations) may be considered.

Elizabeth Garvin (appearing virtually), shared a slideshow presentation on Interim Housing.

Planning Manager Niki Galehouse was available to answer questions.

Comments were heard from Councilmember Kennedy, Councilmember Beilfuss, Council President Pro Tem Reitz, Councilmember Nguyen, and Council President Herman.

The public hearing opened at 7:53 pm.

Comments were heard from Sandra Oldowsky, Stephanie Vasquez, Christen Sidell, Shane Ready, Jim Certsigner, Jade Beachum, and Christina Gumbuyer.

The public hearing closed at 8:09 pm.

Closing comments were heard from Council President Herman and Councilmembers Simpson, Kennedy, and Beilfuss.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5229, an ordinance amending Title 21 zoning and development code to create a new land use category for interim housing, to create temporary use and structure standards for interim housing, and to create a new public hearing process for an extended

temporary use permit on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

### **Other Action Items**

#### **5a. D 1/2 Road from 29 1/4 to 30 Road Undergrounding**

Engineering & Transportation Director Trent Prall gave Council a presentation on the undergrounding D 1/2 Road from 29 1/4 to 30 Road and was available to answer questions from Council.

D 1/2 Road from 29 1/4 to 30 Road is nearing construction as one of the Transportation Capacity Expansion projects. Council input is sought on whether to underground utilities or not so Xcel can move forward with ordering equipment with long lead times for either aerial or underground. Engineering & Transportation Director gave the pros and cons of undergrounding utilities vs traditional overhead power lines.

Comments and questions were heard from Council President Herman, Councilmembers Simpson and Beilfuss.

The public comment opened at 8:40 pm.

No comments were made.

The public comment closed at 8:40 pm.

Councilmember Kennedy moved and Councilmember Simpson seconded to not adopt the proposed undergrounding project on D 1/2 Road from 29 1/4 to 30 Road and that the City Manager not be directed to utilize approximately \$600,000 from General Fund reserves for the project. Motion carried by unanimous roll call vote.

### **Non-Scheduled Comments**

No comments were made.

### **Other Business**

Council President Herman announced that the candidates for the City Manager position will be announced on August 26, 2024.

He also received a request from Mesa County to be part of their Building Advisory Committee and he voiced interest in filling that position.

He requested to be appointed the liaison for the City of Grand Junction to the Mesa County Building Advisory Committee.

Councilmember Simpson moved to nominate Council President Herman to the Building Advisory committee, seconded by Councilmember Nguyen. Motion carried by unanimous voice vote.

**Adjournment**

The meeting adjourned at 8:44 pm.

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Selestina Sandoval, CMC

City Clerk

