

Grand Junction City Council
Minutes of the Regular Meeting
September 18, 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 18th day of September 2024, at 5:38 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Councilmember Anna Stout appeared virtually.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Finance Director Jennifer Tomaszewski, Senior Planner Timothy Lehrbach, Director of Engineering and Transportation Trent Prall, Housing Manager Ashley Chambers, Director of Communications and Engagement Sara Spaulding, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Proclamations

Proclaiming September 17-23, 2024, as Constitution Week in the City of Grand Junction

Council President Pro Tem Reitz read the Constitution Week Proclamation. Annette Raley of the Mount Garfield Daughters of the American Revolution accepted the proclamation.

Appointments

To the Urban Trails Committee

Councilmember Nguyen moved to appoint Lori Bell to the Urban Trails Committee for a partial term expiring June 30, 2025, seconded by Councilmember Kennedy. Motion carried by unanimous voice vote.

To the One Riverfront Board

Council President Pro Tem Reitz moved to appoint Alyssa Jones to the One Riverfront Board for a partial term expiring July 31, 2026, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Brian Somerville, Brandon James Miller, Jack Byrom, Julia Wildman, Tom McCloskey, Theresa Cameron, Jason McGlynn, Craig Robillard, Kathleen Risky, David Lehmann, John Hodge, Sarah Lubin, Brent Champlain, Alice Young, Kirsten Kurath, Zach McLeroy, Ian Thomas, and Ben Calvert.

Interim City Manager Report

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

Boards and Commission Liaison Reports

Councilmember Kennedy reported on new travel options being offered at the airport, and downtown events for the Museum of Western Colorado.

Council President Pro Tem Reitz reported on the Grand Junction Housing Authority released their 2023 report, called “Doors to Success”. He also expressed his gratitude for the El Espino Day celebrations.

Council President Herman reported on the Dos Rios Park opening, the Mesa County Building Department Advisory Committee, Downtown Development Authority (DDA) and the goats on the Riverfront Trail.

CONSENT AGENDA

Approval of Minutes

- a. Minutes of the September 4, 2024 Regular Meeting
- b. Minutes of the September 5, 2024 Special Meeting Executive Session
- c. Summary of the September 9, 2024 Special Workshop
- d. Minutes of the September 9, 2024 Special Meeting Executive Session

Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning the Gutierrez Annexation RM-8 (Residential Medium 8) Located on an Unaddressed Property that Lies Between and Abuts 3070 I-70 Business Loop on the East and

3064 I-70 Frontage Road on the West and Lies South of E ¼ Road and North of I-70 Business Frontage Road, and Setting a Hearing for October 16, 2024

- ii. Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing on October 2, 2024

Procurements

- a. Procurement Approval for Construction of Phase II of the Monument Connect Trail
- b. Ratify a Contract with MA Construction for the Emergency Repair of the Storm Water Conveyance Infrastructure at 733 Horizon Drive
- c. Authorization for 2024 Sewer Replacement - Phase 3 Construction Contract
- d. Asphalt To Concrete Trail Replacement Project, Materials Only (Concrete)

Resolutions

- a. A Resolution Authorizing the DOLA Strong Communities Grant
- b. A Resolution Authorizing the OEDIT Community Revitalization Grant (CRG)

Other Action Items

- a. Ratification of Revised Grant Amounts to the Grand Junction Regional Airport Authority for AIP 82, and AIP 83 as Previously Approved by City Council as Co-Sponsors of the GJRAA.

City Attorney John Shaver clarified for purposes of the record that Consent Agenda Items 4a and 4b contain both a resolution and an IGA (intergovernmental agreement).

Councilmember Simpson requested that Item #2a.ii. be removed from the Consent Agenda for further discussion. Councilmember Kennedy moved, and Councilmember Simpson seconded to adopt Consent Agenda Items #1- #5, with the exception of Item #2a.ii. Motion carried by unanimous voice vote.

REGULAR AGENDA

Item 2a.ii. (taken from Consent Agenda)

Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing on October 2, 2024

Interim City Manager Andrea Phillips and Finance Director Jennifer Tomaszewski addressed questions from Councilmember Simpson, as well as his request for a report showing the revised projected appropriated fund balance after the distribution noted in Item 2a.ii. has occurred.

Councilmember Simpson moved, and Councilmember Kennedy seconded to adopt Item 2a.ii, on first reading and setting a public hearing for October 2, 2024, with the understanding that there will be a discussion of the revised unappropriated fund balance when it is presented for second reading. Motion carried by unanimous voice vote.

Resolution 7.a. (Regular Agenda Item, continued to a future date)

A Resolution Authorizing the Interim city Manager to Execute a Contingent Contract for the Purchase of Reall Property Located at 450 28 Road, Grand Junction, Colorado for the Future Development of Affordable and Attainable Housing Units

City Attorney John Shaver recommended that the resolution be continued to a future date, because the contract is not ready for approval at this time.

Councilmember Simpson moved, and Councilmember Stout seconded that Item 7.a. be continued to a future date. Motion carried by unanimous voice vote.

Public Hearings

a. Legislative

i. An Ordinance for Supplemental Appropriations

At the September 4, 2024, City Council meeting staff requested approval for a multi-year purchase agreement for the Carbyne 911-hosted phone solution system to modernize the Grand Junction Regional Communication Center's 911 capabilities, enhance communication, and improve response times. This appropriation is critical to ensure the timely implementation of the new system, which is essential for maintaining and enhancing emergency response capabilities. The required supplemental appropriation is \$513,000, funded from the E-911 Fund reserves. This new spending will reduce the available fund balance in the E-911 Fund, which is now estimated to be \$5.9 million at

the end of 2024. The reserves from the E-911 Fund will be transferred to the Communications Center Fund, which will incur the expenses.

Interim City Manager Andrea Phillips and Finance Director Jennifer Tomaszewski presented this item.

The public hearing opened at 6:54 pm.

No public comments were received.

The public hearing closed at 6:54 pm.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5230, an ordinance making the supplemental appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2024, and ending December 31, 2024, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

ii. An Ordinance Re-Adopting Ordinance 4973 and Amending the Sunset Clause for Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 1/4 Road in the City of Grand Junction

In 2021, the City Council adopted Ordinance 4973 which extended the findings made and permissions granted with Ordinance 4859. Ordinance 4973 included a sunset clause by which the effectiveness of Ordinance 4973 was to be considered and whether the findings made and permissions granted were consistent with the general health, safety, and welfare of the residents of the City. The City Council has determined that the re-adoption of this Ordinance to again extend the use of the streets as provided in 4973 is proper. This ordinance proposes a re-adoption of Ordinance 4973 with an amendment extending the sunset thereof for an additional five years, nunc pro tunc, to February 1, 2024. The proprietor of Adrenaline Driven Adventure Company has requested an extension with no sunset. City Attorney John Shaver presented this item.

The public hearing opened at 7:01 pm.

Comment was heard from Adrenaline Driven Adventure Company owner Lewis Baker, regarding removing the sunset clause, expanding the area to which his business is allowed to have UTV's on the streets and the potential provision that the Ordinance would become inactive if the business were to be sold.

The public hearing closed at 7:04 pm.

Comments were heard from Councilmembers Kennedy, Stout and Simpson, as well as Council President Herman.

Council President Pro Tem Reitz moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5231, an ordinance re-adopting Ordinance 4973 and eliminating the sunset clause for the use of utility vehicles on certain City streets and subject to certain conditions on final passage and ordered final publication in pamphlet form. He also gave direction to staff to prepare for a future council meeting agenda item to discuss the expansion of the area in which Adrenaline Driven Adventure Company may operate on City streets. Motion carried by unanimous roll call vote.

b. Quasi-judicial

i. An Ordinance Vacating Approximately 0.25 Acres of N 15th Street Right-of-Way, Located Between G Road and Horizon Drive

The applicant, EVC Horizon Drive, LLC on behalf of the owner, On The Horizon, LLC, requested vacation of approximately 0.25 acres of the N 15th Street right-of-way in anticipation of a future commercial lot split located at 2727 G Road (between G Road, N 15th Street, and Horizon Drive) and the development of a McDonald's fast-food restaurant on Lot 1 of the proposed subdivision.

Senior Planner Timothy Lehrbach presented Ordinance No. 5232, an ordinance vacating approximately 0.25 acres of N. 15th street right of way, located between G Road and Horizon Drive.

Kevin Beck provided additional information to Council about vacating the right-of-way and the future plans for the property.

The public hearing opened at 7:36 pm.

No comments were heard.

The public hearing closed at 7:36 pm.

Comments were heard from Councilmember Nguyen.

Councilmember Simpson moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5232, an ordinance vacating approximately 0.25 acres of N. 15th Street right-of-way, located between G Road and Horizon Drive on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Presentations

a. Community Satisfaction Survey

Director of Communications and Engagement Sara Spaulding gave an introduction of the Community Satisfaction Survey. RRC Associates Sean Maher and Ethan Adams provided a detailed explanation for the survey Results.

Comments were heard from Council.

Non-Scheduled Comments

Comment was heard from Anthony Gutierrez.

Other Business

No other business was addressed.

Adjournment

The meeting adjourned at 8:34 pm.

Selestina Sandoval, CMC
City Clerk

