

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**October 16, 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 16<sup>th</sup> day of October 2024, at 5:31 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, 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, Housing Manager Ashley Chambers, General Services Director Jay Valentine, Senior Planner Thomas Lloyd, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

Council President Herman called the meeting to order. Student Tevin J. Franklin led the Pledge of Allegiance, followed by a moment of silence.

**Proclamations**

**Proclaiming October 15, 2024, as White Cane Awareness Day in the City of Grand Junction**

Council President Herman read the proclamation for White Cane Awareness Day. He had read this proclamation earlier in the day during a White Cane Awareness Day event, and the proclamation was presented to them at that time.

**Appointments**

**To the Grand Junction Housing Authority Board**

Council President Pro Tem Reitz moved to appoint Karen Massey for a full-term expiring October 31, 2029, seconded by Councilmember Stout. Motion carried by a unanimous voice vote.

**To the Visit Grand Junction Board**

Council President Pro Tem Reitz moved to appoint Tefik Demirciftci for a full-term expiring December 31, 2027, and to reappoint Brenda Greene, Pat Nichols-Perrin and Elizabeth Fortushniak for full terms expiring December 31, 2027, seconded by Councilmember Kennedy. Motion carried by a unanimous voice vote.

## **Public Comments**

Public comments were heard from Tevin Franklin, Krystyn Hartman, Derek Winstanley, Porcia and Chris Silverburg, Danielle Zimmerman, Nina Anderson, Ben VanDyke, Russ Dawson, Tad Hatter, Jeremy Scheetz, Jeff Reid, and Kevin Tinsley.

## **Interim City Manager Report**

Interim City Manager Andrea Phillips provided details on the Special Meeting to be held on October 21, 2024.

## **Boards and Commission Liaison Reports**

Councilmember Nguyen invited Council to a walk audit next week on behalf of the Urban Trails Committee. The walk will be of the West Transfer Area, to develop a strategy for improvements of the area.

Councilmember Stout reported the Colorado Municipal League (CML) policy committee is meeting to discuss legislative priorities. She also suggested a meeting to discuss a Council policy statement review.

Councilmember Simpson offered commentary on what the City of Grand Junction code allows regarding yard sales.

Councilmember Beilfuss provided an update on the Homeless Coalition, transportation and data groups, and Marillac Clinic, regarding the unique challenges that they face when providing services to the unhoused population. He commented on Delta coming back to Grand Junction.

Councilmember Kennedy gave a report on the Grand Junction Regional Airport Authority, including Delta SkyWest returning to Grand Junction, providing service to Salt Lake City, as well as a 5K on the runway event. The airport budget is doing well. He also attended an Economic Development conference.

Council President Abram Herman reminded everyone that on Tuesday, October 22, the groundbreaking for the Monument Trail Phase 2 will take place.

## **CONSENT AGENDA**

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

- a. Minutes of the September 23, 2024, Special Meeting
- b. Summary of the September 30, 2024, Workshop
- c. Minutes of the October 2, 2024, Regular Meeting

### **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Amending Title 31 One Grand Junction Comprehensive Plan, Title 22 H Road/Northwest Area Plan and Title 29 Transportation Engineering Design Standards in the Grand Junction Municipal Code, and Repealing the H Road/Northwest Area Plan, North Avenue Corridor Plan, North Avenue West Corridor Plan, and Greater Downtown Plan and Setting a Public Hearing for November 6, 2024

### **3. Procurements**

- a. Authorization for Juniata Dam Outlet Replacement Design Services Contract

### **4. Resolutions**

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the US Department of Justice (DOJ) FY 2024 Edward Byrne Memorial Justice Assistance Grant (JAG)
- b. Councilmember Nguyen moved, and Councilmember Simpson seconded to adopt Consent Agenda Items #1- #5. Motion carried by unanimous voice vote.

### **5. Other Action Items**

- a. Accept a Dedication of 4.89 Acres of Land from The Eddy at Grand Junction, LLC, along with a 50' Public Trail Easement Dedication

## **REGULAR AGENDA**

### **6. Public Hearings**

#### **a. Legislative**

##### **i. An Ordinance Regarding the City of Grand Junction Procurement Policy**

On October 4, 2023, the City Council adopted and approved Ordinance 5176 and with that action established certain purchasing and procurement policies for the City. Those policies and procedures are collectively known as the City of Grand Junction Procurement Policy Manual (Purchasing Policy Manual or Manual). Ordinance 5181 amended Ordinance 5176 to include a self-performance policy. Furthermore, the ordinance stated that the City Council shall direct the City Manager to implement the Manual as amended, as necessary and/or deemed advisable to achieve the highest efficiency and effectiveness for City purchasing programs, activities, and services, including but not limited to those self-performed by the City within the prescribed framework of rules and regulations, all of which are designed to protect the public interest.

Ordinance 5181 also directed that within sixty days of the first anniversary of the adoption of the Ordinance the City Council shall consider the effectiveness of the Ordinance at achieving the City Council policy(ies) stated in the Manual.

A proposed inclusion to the Manual is an Emergency Purchase Policy that was inadvertently left out of the current policy.

General Services Director Jay Valentine presented information to Council regarding the background of the procurement policy.

Comments were heard from Councilmembers Simpson, Stout, Kennedy, and Council President Pro Tem Reitz.

The public hearing was opened at 6:45 pm.

No comments were heard.

The public hearing was closed at 6:45 pm.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5234, an ordinance regarding the City of Grand Junction Procurement Policy Manual on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

**ii. An Ordinance Concerning the Salary of the City Manager, and if the Ordinance is Adopted and Approved, Consideration of a Resolution Appointing Michael P. Bennett as City Manager**

On September 16, 2024, the City Council adopted and approved Resolution 66-24, which named Michael P. Bennett as the sole finalist for appointment as City Manager. That Resolution authorized the Human Resources Director and Raftelis Consulting Company, working in conjunction with the City Attorney, to extend a conditional offer of employment to Mr. Bennett. That offer was to be made expressly subject to and contingent on:

- 1) the expiration of a period of no less than 14 days before an appointment may be made;
- 2) Mr. Bennett's acceptance by his signature of the terms of an employment agreement to be established by the City Council; and,
- 3) adoption of a separate resolution by the City Council pursuant to §56 of the Grand Junction City Charter appointing Mr. Bennett as City Manager; and,
- 4) passage of an ordinance establishing the salary for the position pursuant to §57 of the Grand Junction City Charter.

In order to discharge the contingencies of Resolution 66-24, this Ordinance is proposed and as necessary or required to effectuate the purposes hereof, the Ordinance will establish the salary for Mr. Bennett as City Manager, pursuant to his employment agreement, with the compensation, as established, being effective as of his first day of employment with the City. Compensation and all other terms of employment shall be established in the employment agreement and be separately considered, and if approved, the same shall be by separate resolution of the City Council.

The new City Manager would start December 1, 2024.

City Attorney John Shaver was available to answer questions on both the ordinance and resolution.

The public hearing was opened at 6:50 pm.

No comments were heard.

The public hearing was closed at 6:50 pm.

Comment was heard from Council President Herman.

Councilmember Simson moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5235, an ordinance concerning the salary for the City Manager on final

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

Councilmember Nguyen moved and Council President Pro-Tem Reitz seconded to adopt Resolution No. 71-24, a resolution appointing Michael P. Bennett as City Manager and approving an employment contract. Motion carried by a unanimous voice vote.

**b. Quasi-judicial**

**i. A Resolution Accepting the Petition for Annexation of 6.43 Acres of Land and Ordinances Annexing and Zoning the Gutierrez Annexation to 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 1/4 Road and North of I-70 Business Frontage Road**

The Applicants, Luis and Blanca Gutierrez requested an annexation and zone of annexation to RM-8 (Residential Medium - 8) of approximately 6.43 acres consisting of two parcels of land 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. The subject property is currently vacant and appears to have been used for agricultural purposes historically.

The property is an Annexable Development per the Persigo Agreement. The applicant is requested annexation into the City limits. Annexation is being sought in anticipation of developing the vacant land area.

Community Development Senior Planner Thomas Lloyd gave a presentation to Council regarding the Gutierrez Annexation and Zoning.

The public hearing was opened at 7:12 pm.

No comments were heard

The public hearing was closed at 7:12 pm.

Councilmember Nguyen moved, and Councilmember Simpson seconded to adopt Resolution No. 73-24, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Gutierrez Annexation, approximately 6.43 acres, located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 Frontage Road on the west and lies south of E 1/4 Road and north of I-70 Business Frontage Road. Motion carried by a unanimous voice vote.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded to adopt Ordinance No. 5236, an Ordinance annexing territory to the City of Grand Junction, Colorado, Gutierrez Annexation, approximately 6.43 acres, located on an unaddressed property that lies between and abuts 3070 I-70 Business Loop on the east and 3064 Frontage Road on the west and lies south of E 1/4 Road and north of I-70 Business Frontage Road, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Council President Pro Tem Reitz moved, and Councilmember Stout seconded to adopt Ordinance No. 5237, an Ordinance zoning the Gutierrez Annexation to RM-8 (Residential Medium - 8) Zone District, from Mesa County B-2 (Concentrated Business) on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

## **7. Resolutions**

### **a. A Resolution Adopting the 2024 Updated Housing Strategy**

In 2019, Root Policy Research completed the Grand Valley Housing Needs Assessment. In 2021, they collaborated with the City of Grand Junction staff and local stakeholders to draft the City's first Housing Strategy. This strategy originally included 12 strategies, with a 13th added in 2023. Ten of these strategies were prioritized for action within two years. Given the City's progress, the availability of new state and federal resources, and changing market conditions, the City re-engaged Root Policy to refresh housing data and provide a comprehensive update to the housing strategy.

During the June 17, 2024, City Council Workshop, Staff and Root Policy provided an update on local housing market changes and data, sought the City Council's feedback on evaluating progress on current housing strategies, assessed accomplishments and outcomes, and explored opportunities to refine existing strategies or introduce new ones, including potential funding resources. The City Council discussed these efforts in detail. In July 2024, as part of the ongoing review of the housing strategy, Root Policy surveyed local housing stakeholders, including non-profit service providers, market-rate and affordable housing developers, and real estate professionals. Nearly 100 stakeholders responded. Insights from these surveys were used to develop preliminary recommendations for refining the housing strategy.

On September 3, 2024, Root Policy and City staff hosted a public meeting to present a broad overview of these preliminary recommendations. Approximately 23 individuals attended, asking questions related to housing initiatives and providing feedback on the preliminary strategies. Another meeting was held on September 4, 2024, with approximately 30 housing and development stakeholders to gather further input.

On September 16, 2024, Root Policy presented an overview of housing data, and presented recommendations for refining the City's Housing Strategy, and gathered the council's feedback and strategy recommendations to incorporate into the final document.

Housing Manager Ashley Chambers and Mollie Fitzpatrick offered a brief presentation of the new strategy to Council.

The public comment was opened at 7:36 pm.

No comments were heard.

The public comment was closed at 7:36 pm.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Resolution No. 74-24, to adopt the 2024 updated Housing Strategy. Motion carried by unanimous roll call vote.

#### **8. Non-Scheduled Comments**

No comments were heard.

#### **9. Other Business**

Council President Herman updated the Council on the revised agenda for the October 21<sup>st</sup> Special Meeting.

#### **10. Adjournment**

The meeting adjourned at 7:42 pm.



Selestina Sandoval, CMC

City Clerk

