

Grand Junction City Council
Minutes of the Regular Meeting
December 4, 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 4th day of November 2024, at 5:32 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 City Manager Mike Bennett, Interim City Manager Andrea Phillips, City Attorney John Shaver, Senior Planner Timothy Lehrbach, Interim Finance Director Jodi Welch Planning Manager Niki Galehouse, Community Development Director Tamra Allen, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Presentations

2025 Calendar Photographer Recognition

The City of Grand Junction and the Commission on Arts and Culture participate each year in selecting the final artists for the City Calendar. This annual calendar project, a favorite of city residents, also serves as the city's annual report and includes financial information, a letter from the mayor, a look back at all that was accomplished in 2024, a directory of city offices and services, holidays, and information about serving as a volunteer on city boards and commissions. Each year, the City puts out a call for artists to submit their work to be selected as a final piece in the calendar which is distributed to City residents. The initial call for submissions typically opens in June and concludes in early August, which allows community members and visitors an opportunity to submit their pieces. The submissions for 2025 gathered over 700 pieces of artwork featuring landscapes, local wildlife, cityscapes, and events.

The 2025 selected artists include: Chris Adkison, John Anglim, Rick Ahern, Kelsie Bell, Todd Bennett, Kelly Clingman, Curran Eastes, Shiloh McGuffey, Christine Noel, Tyler Payne, Ken Pill, Mariann Taigman, Steven Tradut, and Jay Valentine.

Communications and Engagement Interim Director Hannah Ellis gave an introduction on this item and Mayor Herman honored the photographers chosen.

Public Comments

Public comments were heard from Donald Hunger, Joe Schwarz, Ruth Kinnett, Benaiah Adams, and Lisa Fry.

Interim City Manager Report

Interim City Manager Andrea Phillips expressed gratitude for the opportunity to serve as the City's Interim City Manager and introduced the new City Manager, Mike Bennett. City Manager Mike Bennett said he was grateful to serve the City of Grand Junction.

Boards and Commission Liaison Reports

Councilmember Kennedy reported on the inaugural Delta flight and the new runway at Grand Junction Airport.

Councilmember Beilfuss reported on the Historic Preservation Board, the City Council Recycling Subcommittee, and the Small Business Expo at the Business Incubator.

Mayor Herman reminded Council of the Boards and Commissions Volunteer Appreciation Banquet on December 9th at Colorado Mesa University.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the November 18, 2024, Workshop

Minutes of 1

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Approve Amendments to Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Establish a Land Use Designation of Residential Low and Assignment of Tier 2 for Two Properties consisting of Approximately 9.5 Acres Located on the East Side of 30 Road just North of the Colorado River, and Setting a Public Hearing for December 18, 2024

3. Procurements

- a. Emergency Purchase Order for Sewer Repair at Broadway (Highway 340) Siphon

b. Sole Source Purchase with Ferguson Enterprises Inc. for Water Meters

4. Resolutions

- a. Resolutions Levying Taxes for the Year 2024 in the City of Grand Junction, Colorado and the Downtown Development Authority
- b. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2025
- c. A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

5. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2025 Operating Plan and Budget
- b. Horizon Drive Business Improvement District's 2025 Operating Plan and Budget and Resolution Approving an Exemption from Audit for 2023 pursuant to C.R.S. 29-1-504 for the Horizon Drive Business Improvement District (HDBID)

Councilmember Kennedy moved to adopt Consent Agenda Items 1 through 5, seconded by President Pro Tem Reitz. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a. A Resolution Authorizing the City Manager to Execute an Amended and Restated Lease for the Property at 261 Ute Avenue with United Way of Mesa County and/or Homeward Bound of the Grand Valley for the Resource Center for Homeless and Other Vulnerable Persons

At its special meeting on November 25th, Council discussed the current lease (executed in 2023) and operating agreement for the Resource Center. The Council voted to amend the lease to end it at the current site at 261 Ute Avenue on April 15, 2025 (shortened from April 15, 2026 in the original lease). Additional changes include a revised description of the property, which shall be amended to include the planting strip/sidewalk area on S. 2nd between Ute and Pitkin Avenues and a "cure" period of 14 days in Section 9. Default, Sublet, Termination (reduced from 30 in the original lease). The Operating Agreement will have some amendments as well and will come back to Council for consideration once these changes are finalized with Homeward Bound and United Way. These changes included, but are not limited to security changes, check-in/check-out procedures, and staffing realignment. These operational changes were

presented to Council on November 25th, and there was general acceptance of these operational changes.

Interim City Manager Andrea Phillips presented this item.

Comments were heard by Councilmember Kennedy and Reitz.

The public comment hearing opened at 6:10 p.m.

Comments were heard from Shane Burton, Mr. Silverberg (no first name given), Ben Van Dyke, Tad Hatter, and Suzanne (no last name given).

The public comment period closed at 6:21 p.m.

Conversation ensued regarding the actions the City could take to assist in the reduction of the houseless groups congregating on public and private areas near the Resource Center.

Councilmember Simpson moved and Councilmember Stout seconded to adopt Resolution No. 93-24, a resolution authorizing the City Manager to execute an amended and restated lease for the property at 261 Ute Avenue with United Way of Mesa County and/or Homeward Bound of the Grand Valley Resource Center for homeless and other vulnerable persons. Motion carried by a unanimous voice vote.

7. Public Hearings

a. Legislative

i. An Ordinance Amending Title 21 Zoning and Development Code, Chapter 21.05 Site and Structure Development Standards, to Modify and Clarify Provisions Relating to Bicycle and Pedestrian Improvements

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to reflect better the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. The staff has identified several items that were amended, which inadvertently conflict with standard practice, have challenges with the implementation of new practice, or could use additional

clarification. The proposed amendments address the provision of bicycle and pedestrian improvements in Chapter 21.05 Site and Structure Development Standards.

Staff, therefore, proposes amendments to Chapter 21.05 Site and Structure Development Standards as provided in the draft ordinance and listed below.

- GJMC 21.05.020(e)(1)(iii) Multi-Modal Transportation System – Design Standards
- GJMC 21.05.020(e)(7)(i)(B) Bicycle Circulation – Required Bicycle Access
- GJMC 21.05.020(e)(8) Pedestrian Circulation
- GJMC 21.05.020(e)(9) Access
- GJMC 21.05.050(d)(3) Residential Attached and Multifamily Design Standards – Development with Three or More Principal Structures: Circulation and Parking
- GJMC 21.05.060(e) Nonresidential and Mixed Use Design Standards – Site Design
- GJMC 21.05.070 Retail Sales, Big Box – Sidewalks

Senior Planner Timothy Lehrbach gave a presentation to Council regarding the amendments proposed and the history behind the suggestions.

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

The public hearing was opened at 7:18 p.m.

Public comment was heard from Andy Gingerich.

The public hearing was closed at 7:21 p.m.

Council President Herman stated these were good amendments and that improvements can continue to evolve with community needs.

Council President Pro Tem Reitz moved, and Councilmember Stout seconded to adopt Ordinance No. 5241 amending Title 21 Zoning and Development Code, Chapter 21.05 Site and Structure Development Standards, to modify and clarify provisions relating to bicycle and pedestrian improvements on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

7.a. Legislative

ii. Presentation, Second Reading and Public Hearing of the Appropriation Ordinance for the 2025 Budget

The budget is the highest expression of the City Council's policies and decision-making. It articulates the initiatives, investments, and services provided by and through elected

officials and staff. The budget represents the allocation of resources to achieve the goals identified by the City's Comprehensive Plan and the City Council's Strategic Outcomes. The City Council authorizes the Annual Budget through the appropriation of spending at the fund level.

The 2025 Recommended Budget totals \$359.1 million (\$359,071,120), a \$36.6 million or 11.3 percent increase from the 2024 Adopted Budget of \$322.5 million. This increase is primarily driven by significant capital projects and debt service for new bond issuances supporting the construction of the CRC and the Persigo Wastewater Treatment Plant expansion and rehabilitation. Additionally, operational increases include wage and benefit adjustments to retain and attract talent, particularly within our Police and Fire Departments, and rising costs in fleet management and information technology.

The 2025 Budget is balanced and the General Fund has a surplus of \$114,245. The projected 2025 ending General Fund balance is \$40.8 million; minimum reserve of \$27.7 million; internal loans of \$1 million; with the remaining amount available of \$12.1 million.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2025 Budget has been discussed with the City Council during three budget workshops on September 30, October 14, and October 28. Economic Development funding and capital presentations occurred at the September 30 workshops; on October 14, the total budget was introduced, and major operating departments were presented to the City Council. The Persigo Joint Sewer Board budget work session was also held on October 14. On October 28, the Downtown Development Authority, Downtown Business Improvement District, and the Horizon Drive Business Improvement District presented to Council, followed by a Visit Grand Junction presentation, discussion on nonprofit funding, Council dues and memberships, and all other budget follow-up from the previous workshops.

The City continues to proudly serve the community by delivering essential services in public safety, engineering, transportation, parks, recreation, community development, and utilities. While the City will face tough decisions in the future to ensure that core services remain sustainable, the City's near-term financial position is solid. This budget reflects a financial plan that aligns with the long-term strategic vision of the City Council and positions the City well to meet the needs of the community in 2025 and beyond.

Interim City Manager Andrea Phillips presented this item.

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

The public hearing was opened at 7:54 p.m.

There were no public comments.

The public hearing was closed at 7:54 p.m.

Councilmember Stout moved and Councilmember Reitz seconded to adopt Ordinance No. 5240, an ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2025, and ending December 31, 2025. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. 5235, and Ordinance No. 5142 setting the salary for the Municipal Judge and City Attorney are incorporated by and made part of this ordinance by this reference as if fully set forth on final passage and ordered final publication in pamphlet form. Motion carried 6-1 by roll call vote with Councilmember Simpson voting no.

7.a. Legislative

iii. An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Withdrawn Applications, Public Notice, Minor Plat Amendments, Simple Subdivisions, Administrative Changes to the Comprehensive Plan, Non-Administrative Comprehensive Plan Amendments, Conditional Use Permits, Permitted Encroachments, Mixed-Use Districts Regulations, Public, Civic, and Institutional Campus (P-2) Zone District Regulations, Principal Use Table, Use-Specific Standards for Industrial Uses, Accessory Uses and Structures, Accessory Use-Specific Standards, Temporary Uses and Structures, Shared Driveway (Autocourt) Standards, Residential Compatibility Standards, Preservation of Significant Trees, Off-Street Parking and Loading, Measurements, and Definitions

The City contracted with Clarion Associates in December 2021 to update the City's Zoning and Development Code with the intent of updating regulations to reflect better the key principles and policies described in the 2020 One Grand Junction Comprehensive Plan, achieve a higher level of regulatory efficiency, consistency, and simplicity, and identify constraints and opportunities for affordable and attainable housing, consistent with those identified in the City's recently adopted Housing Strategies. When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff has identified several items that were amended which inadvertently conflict with standard practice, have challenges with implementation of new practice, or could use additional clarification.

In addition, in the general course of usage of the Zoning and Development Code, certain items have come to light that also necessitate amendments to create additional clarity within the document. These revisions are of a similar nature and scope as those associated with the adoption of the 2023 Zoning and Development Code (2023 ZDC). The updates are listed as follows:

- GJMC 21.02.030(c)(5)(iii) Application Outreach Meetings, Notice (Update)
- GJMC 21.02.030(f)(1)(iii) Complete Applications with Changed Status, Withdrawn Application (General)
- GJMC 21.02.030(g)(3)(vi)(B) Public Notice and Public Hearing Requirements, Mailed Notice (General)
- GJMC 21.02.040(a, h, & j) Minor Plat Amendments & Simple Subdivision (Update)
- GJMC 21.02.040(f) & 21.02.050(e) Comprehensive Plan Changes and Amendments, Purpose (Update)
- GJMC 21.02.050(f) Conditional Use Permit (Update)
- GJMC 21.03.040(e) Setback Exceptions, Permitted Encroachments (Update)
- GJMC 21.03.060(d), Mixed-Use Districts (Update)
- GJMC 21.03.080(d) Public, Civic, and Institutional Campus (P-2) Regulations (Update)
- GJMC 21.04.020(e) Principal Use Table, Dwelling, Duplex (Update)
- GJMC 21.04.020(e) Principal Use Table, Outdoor Entertainment and Recreation (General)
- GJMC 21.04.020(e) Principal Use Table, Industrial, Light and Heavy (Update)
- GJMC 21.04.020(e) Principal Use Table, Tower, Concealed (Update)
- GJMC 21.04.030(e)(3-4) Use-Specific Standards, Industrial Uses (Update)
- GJMC 21.04.040(c)(3) General Standards for Accessory Uses and Structures, Location (General)
- GJMC 21.04.040(e)(2)(iii)(B) Accessory Use-Specific Standards, Prohibited Home Occupations (Update)
- GJMC 21.04.050(c)(5) Temporary Uses and Structures (Update)
- GJMC 21.05.020(e)(5)(iii)(A) Shared Driveway (Autocourt), Access (Update)
- GJMC 21.05.050(c)(1 & 4), (d) Residential Attached and Multifamily Design Standards (Update)
- GJMC 21.07.040(d)(1) Preservation of Significant Trees (General)
- GJMC 21.08.010(d)(2)(iii)(A) Alternative Parking Plans, Ineligible Activities (General)
- GJMC 21.08.010(e)(4)(iii) Vehicle Parking Location and Design, Pedestrian Crossings (General)
- GJMC 21.14.010(c)(1&4) Measurements, Frontage & Lot Width (General)

Planning Manager Niki Galehouse presented this item.

Conversation ensued regarding the Planning Commission's recommendation to remove the shared driveway provision and change of the meeting notice requirement.

Public comment opened at 8:20 pm.

There were no public comments.

Public comment closed at 8:20 pm.

Councilmember Stout moved and Councilmember Simpson seconded to adopt Ordinance No. 5242, amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code, on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

Councilmember Kennedy asked about the feasibility of moving the Resource Center to the Lincoln Park Barn. Comments were heard from Councilmembers Stout, Reitz Council President Herman, and Councilmembers Simpson, and Beilfuss. Direction was given to staff to prepare a memo with the potential of a future workshop if necessary. Councilmembers Kennedy and Beilfuss also shared feedback on the 7th Street community meeting.

City Manager Mike Bennett requested a Council discussion in the future to address the goals of the City, as well as the role that the City has when addressing the challenges of the unhoused population. He indicated that a conversation between staff, Council and community partners would be beneficial for him to better understand the City's unhoused strategy, and would also help to begin shaping recommendations as part of their strategy.

10. Adjournment

The meeting adjourned at 8:35 pm.



Selestina Sandoval, CMC

City Clerk

