

**GRAND JUNCTION CITY COUNCIL**  
**MINUTES OF THE REGULAR MEETING**  
**June 7, 2017**

The City Council of the City of Grand Junction convened into regular session on the 7<sup>th</sup> day of June, 2017 at 6:02 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Phyllis Norris, Duncan McArthur, Barbara Traylor Smith, Duke Wortmann, and Council President Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Taggart called the meeting to order. Councilmember Kennedy led the Pledge of Allegiance which was followed by a moment of silence.

**Presentation of the International Association of Fire Chiefs 2017 Heart Safe Community Award**

Grand Junction Fire Department (GJFD) Chief Ken Watkins was present to speak about the GJFD being awarded the 2017 Heart Safe Community Award for Small/Mid-Size Communities at the International Association of Fire Chiefs Fire-Rescue Med Conference on May 22<sup>nd</sup> in Henderson, NV. The award is presented to fire service-based Emergency Medical Services (EMS) agencies and other agencies that have played a key role in improving the quality of out-of-hospital cardiac care and resuscitation efforts. Agencies and systems nominated will have demonstrated creative approaches to improving therapies for patients with Acute Coronary Syndrome (ACS) and its life-threatening complication, sudden cardiac arrest. He introduced GJFD EMS Chief Sheldon Keir who read GJFD information submitted to qualify for the award including how and why the “CPR Hands Only” campaign was rolled out. This program also won the GJFD gold award from the American Heart Association. This campaign and others have helped raise the skills of providers and paramedics who are then able to perform these lifesaving techniques in the field. A number of benchmarks have to be met to win many of the awards won by the GJFD.

Chief Watkins said the GJFD could not accomplish this without the support of City Council and City Administration. He expressed his pride in the EMS staff stating they provide excellent service and are being recognized across the country for it. He announced the next “CPR Hands Only” training event will be held at Grand Junction High School on June 24<sup>th</sup>.

Council President Taggart gave them accolades for their outstanding service.

**Recognition of Outgoing City Clerk Stephanie Tuin**

City Manager Greg Caton surprised retiring City Clerk Stephanie Tuin by presenting her with flowers and acknowledging her work for the City over the past 24 years. She has served behind the scenes as support for City Council and staff and participated in various committees and groups around the State to give Grand Junction a voice in statewide issues. City Clerk Tuin thanked him for the recognition and stated it has been her honor and privilege to serve the City Councils over the years, City Administration, and the citizens of the community.

**Proclaiming the Month of June, 2017 as "Toastmasters Month" in the City of Grand Junction**

Councilmember Wortmann read the proclamation. Representatives from the three Grand Junction Toastmaster groups were present to receive the proclamation: Nancy Adams, Grand Junction Toastmasters, Debbie Kemp, Talk of the Town Toastmasters, and Bobbie Daniel, Western Slope Liberty Toastmasters. Ms. Adams addressed City Council and said the Grand Junction Toastmasters is the oldest chapter in the community. Ms. Kemp, President of Talk of Town Toastmasters, said they were chartered in 2008 and added Toastmasters is not just about speaking skills, it is also about leadership skills. Bobbie Daniel, President of Liberty Toastmasters, explained this group is a new themed club and thanked Council.

**Proclamation for "150 Years of Service for Western Cattlemen" in the City of Grand Junction**

Councilmember Norris read the proclamation. Janie VanWinkle was present to receive the proclamation along with Colorado Cattlemen's Association President Tim Lehmann. Mr. Lehmann thanked City Council as did Ms. VanWinkle. Ms. VanWinkle said "Advancing the Legacy" is the theme for this year's anniversary and their annual conference will take place the following week in Grand Junction.

**Proclaiming the Month of June and Wednesday, June 28, 2017 as "Bike Month" and "Bike to Work Day" in the City of Grand Junction**

Councilmember Boeschstein read the proclamation. Members of the Urban Trails Committee (UTC) and Healthy Mesa County were present to receive the proclamation. David Lehmann, UTC Vice Chair introduced the other committee members present, thanked City Council, and noted the City is a bronze level Bicycle Friendly Community, but that there is still work to do. He said today is the kick off for Bike to Work Month and listed other events for Bike to Work Month and that Bike to Work Day is June 28<sup>th</sup>.

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**Proclaiming the Week of June 18 - 24, 2017 as "St. Baldrick's Foundation Week" in the City of Grand Junction**

Councilmember McArthur read the proclamation. No one was present to receive the proclamation.

**Proclaiming the Week of June 5 - 11, 2017 as "Pride Fest Week" in the City of Grand Junction**

Councilmember Kennedy read the proclamation. Jesse Daniels, founder and Director of Colorado West Pride, and Heidi Jeanne Hess, the Western Slope Director of One Colorado were present. Ms. Hess said it is amazing to have a Pride Proclamation from the City for two years in a row. They thanked City Council, specifically Councilmember Kennedy. They invited everyone to the various events of Pride Week. Mr. Daniels thanked Council and the City Clerk's Office for their help with the festival permitting.

**Proclaiming June 22 - 25, 2017 as "Red Hat Week-end" in the City of Grand Junction**

Councilmember Traylor Smith read the proclamation. Leslie Kiesler, Queen of the local Ladies Luvin Life Red Hat Society Chapter was present to receive the proclamation. Ms. Keisler thanked City Council for the proclamation and said ladies are coming from all over the country for their conference; over 100 are expected. The conference's theme is the 1920's. She introduced the Chapter's two other Queens, Lily Fitch and Kathy Guerrie, and spoke about how much fun they have.

**Grand Junction Regional Airport Authority Board Appointment**

Councilmember Kennedy moved to appoint Thaddeus Shrader as the City's appointee for a four-year term expiring May, 2021 to the Grand Junction Regional Airport Authority Board. Councilmember Norris seconded the motion. Motion carried by roll call vote.

**Downtown Development Authority/Downtown Grand Junction Business Improvement District Board Appointments**

Councilmember Norris moved to appoint Doug Simons, Jr. and reappoint Duncan Rowley to the Downtown Development Authority/Downtown Grand Junction Business Improvement District for four-year terms expiring June, 2021. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

**Riverview Technology Corporation Ratification**

Councilmember Wortmann moved to ratify the appointment of Chris Muhr, recommended by the Riverview Technology Corporation Board. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

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### **Historic Preservation Board Certificate of Appointment**

Councilmember Boeschstein presented a Certificate of Appointment to Priscilla Mangnall for the Historic Preservation Board. Ms. Mangnall thanked the City Council for the appointment and said it is an honor to be able to serve. She then noted the books placed at each councilmembers seat is a thank you gift from the Legends of the Grand Valley for their constant support.

### **Citizen Comments**

Bruce Lohmiller, 3015 N. 15<sup>th</sup> Street, #208, spoke about sex education at Mesa County School District 51 and that a full page article was published in the local Unitarian Universalist Church newsletter asking for input regarding class content. He also spoke to City Attorney Shaver about a DVD he got from the Grand Junction Police Department that will be allowed into evidence. He then mentioned using air compression power as an energy source.

Andrea Krieves, 2099 S. Broadway, was present along with Andrea Dennis and Brenda St. John, to thank the City Council for allowing them time at the June 5<sup>th</sup> Council Workshop to hear their presentation for a community and recreation center and for Council's consensus to move forward on a feasibility study.

### **Council Reports**

Councilmember McArthur attended the following meetings: Associated Governments of Northwest Colorado Board of Directors meeting in Rangely on May 17<sup>th</sup>, the Colorado Municipal League Outreach meeting in Meeker on May 18<sup>th</sup>, the West Star Landing Gear Open House on May 26<sup>th</sup>, the ribbon cutting for the new assisted living facility at The Center at Foresight on June 1<sup>st</sup>, and the Homeless Coalition's open house at Pathways Village on June 7<sup>th</sup>, and noted they will be breaking ground on Phase Two soon.

Councilmember Wortmann said two weeks ago he, along with the Fruita Rotary Club, entertained the JUCO (Junior College Baseball World Series) Chipola, Florida - Indians team and their families for 12 days. He warned future hosts about consenting to doing the team laundry.

Councilmember Boeschstein said he went to the Business Incubator Board meeting that morning noting that organization continues to stimulate economic development. Regarding the Paris accord, he stated that Grand Junction has done a lot of things in concert with the Paris agreement which are good growth management policies. He listed a number of them.

Councilmember Kennedy thanked those who reached out to him on the loss a close family member. He went to the Mountain Connect Broadband conference where representatives from the State Senate learned about the issues; this was the fifth such conference. He noted broadband accessibility efforts will continue.

Councilmember Traylor Smith recognized and thanked the housekeeper, Guadeloupe Gomez, at the Clarion Inn, for her quick thinking and actions which saved a young child in the pool at the hotel. Ms. Gomez received an award at the Library earlier that day. Councilmember Traylor Smith said it shows how citizens care. She said her Rotary Club also hosted a JUCO team and they too did team laundry. She enjoyed hosting noting they are able to influence these young people's lives. Councilmember Traylor Smith said the Governor was in town a few weeks ago and went to the Cameo shooting site for its dedication. This facility is another aspect of the area's great outdoor life and demonstrates the diversity of activities that continue to grow this valley and she hopes will bring people from all over the world.

Councilmember Norris went to the Economic Summit hosted by the Grand Junction Economic Partnership (GJEP) and noted all the partners worked hard to put it together. Over the last week, all of Council has been meeting with different broadband representatives. She wanted to assure everyone broadband is still being worked on. Councilmember Norris thanked City Clerk Tuin for her service.

Council President Taggart also went to the GJEP Economic Summit, but left early to attend Guadeloupe Gomez's recognition ceremony which was very rewarding. He said he previously mentioned his concern over the loss of the Executive Director at the Grand Junction Regional Airport but was pleased that the Board secured a great interim, Mark Achen, the former Grand Junction City Manager from 1984 – 2000. Mr. Achen will be able to keep things moving forward.

### **Consent Agenda**

Council President Taggart explained the Consent Agenda and announced that the resurfacing project on the Consent Agenda, which was scheduled to begin on July 10<sup>th</sup>, was the first use of the voter approved funds from measure 2B. The City plans to put to use \$3.75 million of that money this year for road improvements.

Councilmember Kennedy moved to adopt the Consent Agenda items #1 through #4. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes
  - a. Minutes of the May 3, 2017 Regular Meeting
  - b. Summary of the May 15, 2017 Workshop

2. Set Public Hearing
  - a. Quasi-judicial
    - i. Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Hill Business Complex Annexation, Approximately 2.734 Acres, Located at 2905 Hill Avenue, and Set a Hearing for July 19, 2017
3. Contract
  - a. Construction Contract for the 2017 Riverside Parkway Resurfacing
4. Resolutions
  - a. Resolution Appointing Substitute Judges
  - b. Proposed Downtown Function Enhancements and Resolution Authorizing Parking Rate Changes
  - c. Resolution Amending the Bylaws of the Urban Trails Committee

**Resolution Authorizing the Lease to Colorado Discover Ability for City-owned Property, Located at 599 Struthers Avenue**

Colorado Discover Ability (CDA) is a Colorado nonprofit corporation whose mission is to increase the independence, self-confidence, self-worth, and education of people with disabilities, their families, and friends through outdoor recreation. With the use of specialized adaptive equipment, they provide a variety of recreational opportunities including cycling, skiing, and water sports.

Council supported the request and directed staff to work closely with CDA on the site and to create a long term agreement for the project. Over the past 3 years, CDA has solicited a number of grants from local and regional foundations, as local benefactors. This spring, CDA announced that they have reached their fundraising goal for construction and would be moving forward with construction documents.

The term of the proposed lease is 25 years for \$1 per year with the City providing landscape maintenance for this site at a cost of \$100 per month.

Rob Schoeber, Parks and Recreation Director, presented this item and background. In 2014, CDA approached the Grand Junction City Council with a request to construct a new headquarters building on City owned property at Las Colonias Park. They embarked on an aggressive fundraising campaign and have recently reached their goal.

The proposed site for this project is located at 599 Struthers Avenue, west of the current Botanical Gardens. The site totals approximately 1.1 acres, and is currently being leased to STRIVE for the operation of the Botanical Gardens. Representatives from STRIVE have been involved in several discussions regarding this proposed site for CDA and are supportive of the lease as presented.

The proposed two story metal structure will measure approximately 6,400 square feet and its primary uses will be administration, program operation, and storage. The site design also includes 16 onsite parking spaces for staff and clients. Mr. Schoeber showed the overall location, the site plan, and explained how it will be landscaped to coordinate with the theme of the park and that CDA will pay the City \$100 per month to maintain the landscaping for the duration of the 25-year lease. CDA Executive Director Terry Harper was present.

Councilmember Traylor Smith said she is delighted this project is coming to fruition.

Councilmember Boeschstein congratulated CDA and said he likes the new site.

Councilmember Norris said this project really fits in with what Las Colonias Park is about. She thanked Councilmember Traylor Smith for bringing this to City Council.

Councilmember Wortmann said he truly enjoys CDA's annual banquets and the organization brings fun to the clients and do a wonderful job for both clients and their families.

Councilmember Kennedy asked how this would affect STRIVE's lease with this property. Mr. Schoeber said it would reduce the amount of property leased, but STRIVE did not have a plan for that area and are supportive of the project.

Councilmember Traylor Smith moved to adopt Resolution No. 33-17 – A Resolution authorizing the lease of City owned property to Colorado Discover Ability, located at 599 Struthers Avenue. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

**Ordinance Adopting a Civic and Institutional Master Plan for Colorado Mesa University and Conditional Right-of-Way Vacation in Accordance with the Master Plan**

A request to approve an Institutional and Civic Master Plan for Colorado Mesa University (CMU) and approval of an administrative process for future vacations of right-of-way interior to the campus once certain conditions are met.

Council President Taggart disclosed he is an adjunct professor at CMU, but is not involved in management.

The public hearing opened at 7:15 p.m.

Kathy Portner, Planning Manager, presented this item and gave a background on Section 21.02.190 of the Zoning and Development Code which sets forth a process to consider Master Plans for major institutional and civic facilities that provide a needed service to the community. The CMU Campus Facilities Master Plan provides an overview of CMU's future long term objective to expand the existing main campus westward toward N. 7<sup>th</sup> Street. She referred to a graphic depicting of a portion of the Master Plan.

In conjunction with the Master Plan, CMU is requesting an administrative review process for future vacations of right-of-way (ROW) interior to the campus, shown within the green outlined area on the map, once certain conditions are met. CMU requests the vacation of alley and street ROW's in order to aid in the continued westward expansion efforts planned for the campus. Currently, the requests occur piecemeal as CMU acquires properties on both sides of any given right-of-way. She explained the requirements they would have to meet to vacate ROW and noted the requested Institutional and Civic Facility Master Plan, including the vacation of right-of-way, is consistent with the goals and policies of the Comprehensive Plan.

The applicable review criteria in Section 21.02.190 (c) and 21.02.100 of the Grand Junction Zoning and Development Code have been met or addressed. ROW vacation in the identified planning area is presumed and conditionally approved on condition that CMU petitions for vacation(s), which shall be reviewed and approved administratively subject to the Director finding that CMU has met all of the following conditions: a) CMU must own properties on both sides of the ROW (streets and/or alleys) to be vacated; b) private easement agreements must be provided to benefit any remaining privately owned property(ies) where access to the property(ies) is or may be claimed by the owner(s) to be compromised by the vacation; c) CMU shall plan for and propose circulation and emergency access to standards mutually acceptable and agreed to by the City and CMU, to establish and preserve public safety and legal access for both public and private users; d) all City utilities shall be subject to the terms and conditions of the CMU and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus; and e) CMU shall dedicate as applicable, necessary utility easements to Xcel Energy and/or other utility providers. Notice shall be given of all vacation petition decisions and ROW vacations in the designated Master Plan area and exceptions to the Director's decision shall be forwarded to the City Council for record review as provided in this Ordinance and the Recitals thereto.

The Planning Commission (PC) recommended denial of the request 4 to 1.

Ms. Portner then introduced CMU President Foster to make his presentation.

President Foster reviewed some of the ongoing projects and history of CMU's expansions in the last ten years that puts them well ahead of their 2030 schedule. He explained how the concept for the request for administrative ROW vacations came to be and provided examples of how minor vacations will come forward that take a lot of staff time. He listed all the opportunities that would remain for public input and said CMU continues to be as open and accessible as possible.

Councilmember Traylor Smith asked Ms. Portner to clarify that only alleys and streets would be vacated. Ms. Portner say yes. President Foster added the utility easements (water, sewer, trash, etc.) will not be vacated.

Councilmember Kennedy noted the City has not collected compensation for any of the CMU vacations and asked how Council would be informed of the land value being vacated. City Manager Caton explained the valuation was established at \$1 per square foot, but was recently updated to \$5 to \$6 per square foot when the right-of-way was acquired along 1<sup>st</sup> Street. The land being vacated to CMU would not have the same value since it is not a commercial core, however, it should be seen as a public investment since CMU generates millions of dollars in economic activity, which increases with more students. If a vacation came up that is not for economic development (ED), that might have a different feel and a policy could be put in place for those instances, but that has not occurred.

City Attorney Shaver said by virtue of the review and approval process of this Master Plan, its unique character and that of the ordinance, from a legal perspective, no precedent is created with this.

Councilmember McArthur asked if, in the future, more master plans will be needed. He noted the boundary for the West Campus Master Plan is different from this plan. Ms. Portner said the purpose of this request is to consider the administrative process only for the area identified within the green boundary. Any other change would require review by City Council.

President Foster said staff wanted to focus on this area first to see how the process would work. If it works, then it may be expanded. Councilmember McArthur asked if condition "a" needs to be amended since some of the possible perimeter vacations do not include both sides of the street. Ms. Portner said this process is only for properties within the boundary, so for this Plan process, both properties would need to be wholly included in the green boundary.

Councilmember Norris asked if public safety access was included as part of the planning. President Foster said that is included in requirement "c" and the Fire Department is part of the review process.

Councilmember Kennedy noted that PC voted 4 to 1 against approval of this Master Plan and understood their primary objection as being the elimination of a public comment period. Ms. Portner agreed with Councilmember Kennedy's assessment adding the PC felt it was important to offer that opportunity. Councilmember Kennedy said he places great value on the advisory boards and wanted to know if staff felt it is in the best interest to override the PC in this instance. Ms. Portner said she is comfortable because the Master Plan process is virtually the same process with the exception of the public hearing process; it would have the same review, notice, and would respond to any citizen concerns including the right of appeal. Councilmember Kennedy then asked if the time savings had been quantified. Ms. Portner explained from a scheduling perspective for the City, the standard process takes 60 to 90 days versus a week for the Master Plan process. President Foster said 60 to 90 days is probably as fast as it could be done and added there would also be time savings for CMU staff.

City Manager Caton said staff recommended approval to the PC, but it is only the PC's recommendation that is forwarded to Council even though staff's opinion has remained the same.

Councilmember Boeschstein thanked President Foster and said CMU is a major part of the City's ED Plan and it is great to have it located in the inner city even though it can cause difficulty with existing homeowners. City Council has long supported the expansion of the campus and the City appreciates that partnership. He then asked if bicycle trails will be retained. President Foster said some of the closed streets now serve as bicycle routes.

Council President Taggart opened the meeting to public comments and asked that each person keep their comments to three minutes and to focus on the matter at hand.

Robert Bray, Bray and Company, 2660 G Road, a realtor and an advocate of private property rights, said he is comfortable with staff's recommendation due to this Plan's narrow focus which makes the larger public format unnecessary and noted these vacations fall within CMU's Master Plan. With respect for the PC, he feels this will save time and resources while leaving the protection of public comment; no one will get landlocked and there will be no value diminution.

Andy Ford, 860 Kennedy Avenue, has seen other vacations and feels this is an issue of public involvement before decisions are made rather than through appeals. He agrees with the PC decision. He summarized a letter he wrote regarding this request noting the first vacation created lots of dust and that he was the one who brought up the crystalline silica dust issue; he will gladly share the hazardous waste study he referenced about the silica. He and his wife were worried about their grandchildren breathing this dust that can cause silicosis. The Planning Department worked with CMU to mitigate the

dust problems. He would like Council to support the PC's recommendation, if not, to have the general conditions of the Plan process detailed.

Jeff Hurd, attorney and Chairman of the Board of the Grand Junction Chamber of Commerce (COC), asked on behalf of the COC, that City Council formally adopt the Civic and Institutional Master Plan. The COC has launched a major and skilled workforce economic development initiative called "CMU 20,000" to support CMU and its desire to increase enrollment to 15,000 students and engage 5,000 business and community supporters. CMU is an economic engine and the COC believes if enrollment is increased, it will benefit the entire community and provide a skilled workforce. A key component for this is to streamline CMU's expansion. He said the City has a great track record of supporting CMU and he asked for the City's continued commitment by approving this request.

Kristi Pollard, GJEP Executive Director, encouraged Council to support the question before them. She noted CMU is a great ED driver and that the public process is very important; the City, like CMU, is a public entity and the CMU administration has a sensitivity to make sure the public is informed and there is still a public process with lots of safeguards to let the public speak their voice.

Diane Schwenke, COC Chief Executive Officer, said a lot of businesses go through the planning process and the COC supports streamlining processes that do not limit opportunities for public input. This is an opportunity to reduce staff time and resources. Ms. Schwenke said she estimated CMU's gross student spending at \$125 million annually which equates to about \$250,000 to \$350,000 in City sales tax revenue. She encouraged Council to vote yes.

Matthew Breman, past COC Chairman of the Board, said the City and CMU have a good and longstanding relationship and this Master Plan has been approved, the property rights will be maintained, and this is a good thing to streamline the vacation process. He encouraged Council's approval.

Clark Carroll, 1220 and 1240 Cannell Avenue, said he opposed the request since it would eliminate public hearings. He has been trying to get an easement around his property for ten years and this will let CMU do whatever they want. He asked for the democratic process to be preserved.

Ken Harris, 1707 Cannell Avenue, said Council has been conspicuously absent at the Grand Valley Drainage District's court proceedings. He said CMU has no drainage plan, they haven't paid their fees to the District, and the manhole covers now fly off with very little pressure allowing water to run down North Avenue.

Council President Taggart said this is not a discussion about drainage. Mr. Harris said the basic function of street curbs and gutters is drainage and the vacations directly affect drainage. He encouraged Council to resolve the drainage issue first.

The public hearing closed at 8:10 p.m.

Councilmember McArthur asked which jurisdiction is responsible for drainage. City Attorney Shaver said CMU can impose standards it deems proper, not necessarily what the City would require. He asked if staff considered Mr. Ford's suggested conditions. Ms. Portner said the letter from Mr. Ford asked for three conditions: 1) all fire lanes be paved, 2) pave any other roadways, and 3) adequate circulation and surfaces for public safety access. Ms. Portner said, through the review process, public safety access will be considered and the Fire Department does require hard surfaces. CMU has been using recycled asphalt rather than a dust surface and if issues have come up, CMU has remedied those. The second and third conditions are included in the requirements.

City Attorney Shaver said the easement agreements for access will be maintained as close as possible to what has been allowed historically.

Councilmember McArthur asked if dust conditions will be taken into consideration; previously, there was more traffic in some areas than anticipated that caused some of the dust issues. Ms. Portner said they will look at that. Councilmember McArthur said his concern is marinating property rights, as well as health, safety, and welfare. In his view, the way problems are address have improved and he feels making this an administrative process is consistent with what they are doing with the Development Code and this can accommodate both sides while still protecting those that live there.

Councilmember Norris said CMU is a great partner. Any time 60 to 90 days can be taken off a project it helps ED, she will support this request.

Councilmember Traylor Smith said CMU has been working on this going on twelve years and has been very clear and informative of their plans. There are many ways for objections to be made and for them to come before Council in order to preserve property rights. She then asked City Manager Caton if St. Mary's Hospital also had a Master Plan. He responded affirmatively. Councilmember Traylor Smith feels this is a good timesaver while preserving property rights.

Councilmember Kennedy said he supports what CMU does and appreciates the outreach they do, however, he is concerned with the optics of taking a public process and streamlining it to where the public may perceive it as a lack of ability to participate in the process. He feels there are enough tools for the public, but it still could be perceived negatively.

Councilmember Boeschstein asked if CMU has a Master Drainage Plan.

President Foster said CMU does have a Master Drainage Plan along with a number of storm drainage facilities and they have decreased the amount of impervious surfaces which reduced drainage. Councilmember Boeschenstein asked if staff has reviewed and approved CMU's drainage plan. Ms. Portner said the City coordinates closely with CMU and reviews projects as they are brought forward and offers input especially regarding City facilities. She agreed with President Foster that the increased amount of open space had reduced run off.

Council President Taggart said governments are accused of not being efficient organizations and this Plan is a major step forward in efficiency. Governments are also accused of not being transparent, however, these requirements are very clear and transparent while allowing the public the right to comment and appeal. He will support this.

Councilmember McArthur moved to approve Ordinance No. 4754 – An Ordinance adopting a Civic and Institutional Master Plan for Colorado Mesa University and conditional right-of-way vacation in accordance with the Master Plan, located in the Colorado Mesa University Area (generally 7<sup>th</sup> to Cannell Streets and North to Orchard Avenues) on final passage and ordered final publication in pamphlet form.

Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

**Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Las Colonias, Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Jarvis Subdivision Filing 1, and Ordinance Expanding the Boundaries of and Including Property Known as Las Colonias into the Downtown Grand Junction Business Improvement District**

The City of Grand Junction has submitted a petition to include properties, known as Las Colonias, in the boundaries of the Downtown Development Authority (DDA). In reviewing the Las Colonias properties the City found gaps within DDA boundaries and this petition would remove those gaps by including the entire property within the DDA boundary and TIF (tax increment financing) District. Property would be subject to all obligations and privileges arising therefrom.

The City of Grand Junction has submitted a petition to include properties, known as Jarvis property in the Boundaries of the DDA. In reviewing the Jarvis Subdivision properties, the City found gaps within DDA boundaries and this petition would remove those gaps by including the entire property within the DDA boundary and TIF District. The property would be subject to all obligations and privileges arising therefrom.

The City of Grand Junction is the owner of that certain real property known as the Las Colonias Property, which is described in a Verified Petition (the Property) executed by the City of Grand Junction. The Property is within the boundary of the Downtown Grand Junction Business Improvement District (DGJBID) and is not classified for property tax purposes as either agricultural or residential. The City of Grand Junction desires to be included in the District and to be subject to the rights and obligations thereof. The Board of Directors of the District (Board) desires to include the Property into the boundary.

Councilmember Kennedy asked if the last three agenda items could be combined. City Attorney Shaver said they could be discussed together as long as the ordinances remained separate.

Councilmember Kennedy moved to combine items 6.a.ii, iii, and iv. Councilmember Wortmann seconded. Motion carried by roll call vote.

The public hearing opened at 8:27 p.m.

Allison Blevins, DGJBID Executive Director, presented this item and background on behalf of Brandon Stam, the DDA Executive Director.

Ms. Blevins reviewed each request using maps showing the properties and asked for approval.

Council President Taggart asked Ms. Blevins if the Las Colonias property would be in both the DDA and the DGJBID, but the former Jarvis property would be in the DDA only. Ms. Blevins said that is correct, however, she will request at a later date that the former Jarvis property be included in the DGJBID.

City Attorney Shaver explained that many of these properties are already within these boundaries, but there were discrepancies in their legal descriptions which have now been updated and these inclusions would affirm those descriptions.

Councilmember Boeschstein said the DDA has been a great partner with the Las Colonias Park development and recalled the history of the former Jarvis property. He will support this.

Ms. Blevins said she is very excited about the inclusion of the Las Colonias property into the DGJBID and it will be a good anchor to attract more 7<sup>th</sup> Street businesses to join the DGJBID.

There were no public comments.

The public hearing closed at 8:33 p.m.

Councilmember Boeschstein moved to approve Ordinance No. 4755 – An Ordinance expanding the boundaries of the Grand Junction, Colorado Downtown Development Authority to include properties known as Las Colonias, on final passage and ordered final publication in pamphlet form, and to approve Ordinance No. 4756 – An Ordinance expanding the boundaries for the Grand Junction, Colorado Downtown Development Authority to include the Jarvis Subdivision Filing 1 on final passage and ordered final publication in pamphlet form, and to approve Ordinance No. 4757 – An Ordinance expanding the boundaries of and including property known as the Las Colonias Property into the Downtown Grand Junction Business Improvement District on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

There was none.

### **Adjournment**

With no further business, the meeting adjourned at 8:36 p.m.

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Stephanie Tuin, MMC  
City Clerk