

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
September 20, 2017**

The City Council of the City of Grand Junction convened into regular session on the 20th day of September 2017 at 6:00 p.m. Those present were Councilmembers Chris Kennedy, Phyllis Norris, Duncan McArthur, Barbara Traylor Smith, Duke Wortmann, and Council President Rick Taggart. Councilmember Bennett Boeschstein was absent. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

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

Presentation of Yard of the Month August Winner

Randy Coleman, Forestry Supervisor, named the August winner, Karen Tuinstra. He then showed some photos of her yard at of 1510 Ridge Drive and described many of the flowers and plants grown there. He presented the award and thanked her for her participation. Ms. Tuinstra noted her appreciation for this honor.

Proclamations

Proclaiming September 20, 2017 as "Sister City Day" in the City of Grand Junction

Councilmember Wortmann read the proclamation. Anna Stout, Founder and President of the Foundation for Cultural Exchange, was present to receive the proclamation. Ms. Stout thanked the City of Grand Junction for the trusting relationship which began twelve years ago and told of its impact on El Espino, El Salvador.

Proclaiming October 16-20, 2017 as "Irlen Syndrome Awareness Week" in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Jeannie Dunn, Irlen Clinic Director at Learning Associates of the Grand Valley, was present to accept the proclamation. Ms. Dunn thanked the City Council and provided a packet of information about Irlen Syndrome and upcoming activities. Dylan Sesar spoke about how Irlen Syndrome has impacted his life and how much he appreciates receiving treatment.

Citizens Comments

Bruce Lohmiller, 3032 N. 15th Street, #1204, discussed funding for night patrols, the Math and Science Center, and the Humane Society in Orchard Mesa. He also

discussed mass media, Emmy awards, satirists, violence reports in school, and M1 holds.

Stephanie Tuin, 205 Country Club Park Road, addressed the issue of retiree health, establishing a trust, and a letter received about the future of retiree health. She asked that as the City moves forward in seeking out solutions for the plan, that they do so with a mindset of continuing it instead of with the mindset of terminating it. She asked they keep the retirees in mind and allow them to have a voice in the conversations.

Bryan Miick, 263 ½ Nashua Lane, part owner of The Bike Shop, spoke regarding the North Avenue name change. He discussed the costs to changing the name of North Avenue and how it would greatly impact his business.

Karen Peterson, 1604 N. 7th Street, discussed Retiree Health Insurance. She shared her story of being diagnosed with cancer after retiring and the peace of mind that the insurance provided her with. She asked that the decision makers consider grandfathering-in the current retirees so that they will keep paying their current premiums.

Ron Arellano, 656 Larkspur Lane, spoke regarding the North Avenue name change. Mr. Arellano said there are over 100 businesses on North Avenue that would be impacted by this decision. He stated this is a controversial and divisive issue and that he did not feel City Council's decision was well-aligned with the needs of their constituents. Mr. Arellano requested that the decision be rescinded.

Sheryl Harmon, 3150 Lakeside Drive, #108, spoke regarding the North Avenue name change. She questioned how the name changes of Riverside Parkway or Patterson increased revenue for the City and stated that the North Avenue name change would not be an economic driver. Ms. Harmon asked Council to reconsider its decision.

Jamie Richardson, 406 ½ Prospector's Point, Clifton, stated he was a Fire Captain for the City of Grand Junction and spoke regarding Retiree Health Insurance. Mr. Richardson discussed injuries he received while on the job and how they still impact his life. He shared that he would be unable to afford an increase in the insurance and said the benefit is very important to the retirees.

Mike Best, 736 Hill Avenue, spoke regarding Retiree Health Insurance. He stated that the insurance benefit has been invaluable to him and read a letter by James Hoolihan, retired Fire Captain, who also receives Retiree Health Insurance. Mr. Hoolihan's letter asked Council to honor the City's commitment to the program.

Eileen Gers, PO Box 172, Crested Butte, spoke regarding the Retiree Health Insurance. She stated she is a retired Grand Junction employee. She lives on a fixed income and

any change to her health premium would be detrimental. She told of how she had to retire to tend to her husband's deteriorating health. According to Ms. Gers, the only reason she was able to retire unexpectedly at age 57 was because of the Retiree Health benefit. She asked for a grandfathering clause for current retirees be considered when moving forward with changes to the insurance.

Jody Kliska, 607 Partee Drive, spoke regarding Retiree Health Insurance and read a letter she wrote about the Retiree Health Program. She asks decision makers to take into consideration not only the quantitative facts, but also the qualitative facts of those retirees who need the insurance.

Lisa Cox, 2690 Dane Lane, stated she is a former employee of the City of Grand Junction. She addressed Council regarding Retiree Health Insurance, the increase in premiums, and how it would negatively affect her family's finances. She spoke of the Retiree Health Advisory Board and their work transitioning to a trust, then the change of direction to possibly terminating the program all together. Ms. Cox said that many retirees rely on this program and made vital future decisions based on this program being available to them.

Dennis Simpson, 2306 E. Piazza Place, discussed the comments he heard from the retired employees. He stated the plan was unfunded from the beginning and would like the City to admit it made a mistake a long time ago. Mr. Simpson suggested that the City prioritize funding the Retiree Health Plan.

Michael G. Weimer, 658 Lela Place, spoke regarding the North Avenue name change and requested the City consider County residents' input as well.

Tom Bjorklund, 1430 E. Sherwood Drive, spoke against the name change of North Avenue to University Boulevard and noted the impact to small business owners. He questioned the data provided to Council and implored Council to reconsider their decision.

Jackie Aguilar, 348 Dakota Circle, is a business owner and discussed the name change of North Avenue. She noted there are many things that need to be fixed on North Avenue, such as maintenance, improved safety and cleaning. Ms. Aguilar listed the number of changes she would need to make to change her address. Ms. Aguilar requested that Council put the North Avenue name change on the ballot. She respectfully asked Council to reconsider their decision.

Council Reports

Councilmember McArthur thanked the citizens for attending the meeting. On September 7th he attended Grand Valley Power solar garden demonstration. This solar garden was built to help low income families with their energy bills. On September 8th and 9th he attended the Club 20 Conference where officials spoke about Broadband. He acknowledged that September 17th was Constitution Day. Earlier that day he was in Oak Creek to participate in Associated Governments of Northwestern Colorado meeting, where they discussed economic development in rural communities. He was in the hospital the previous week and he took time to sincerely thank all those who expressed concern and caring.

Councilmember Wortmann thanked the citizens and retirees for voicing their opinion. He plans to spend a lot of time on the Retiree Health issue. Councilmember Wortmann spoke of St. Mary's building a cardio-thoracic unit and Mind Springs expanding their facilities. He is excited that approximately \$100 million dollars is being invested in the community and in the physical and mental wellbeing of Grand Junction residents.

Councilmember Kennedy thanked everyone for speaking passionately about North Avenue and Retiree Health Insurance. He assured everyone that their comments have not fallen on deaf ears and stated that the way things play out depends on the involvement and feedback from citizens. He attended Representative Dan Thurlow's town hall TABOR discussion which he found very informative. He also attended the Grand Junction Economic Partnership Board meeting and noted the number of prospects that members are working with.

Councilmember Traylor Smith said she was thankful for all the citizen participation because that is exactly how the process should work - citizens providing feedback to Council through emails, public comment, and voicemails. She congratulated the Colorado Wine Fest, who had 6,600 attendees and was voted the #1 Wine Fest in the country by *USA Today*.

Councilmember Norris attended 9/11 ceremony hosted by the Grand Junction Fire Department. During the ceremony, three firefighters were recognized for saving lives: David Fisher, Sean Hazelhurst, and Patrick Dibsie. She discussed Retiree Health Insurance and noted the importance of taking care of retirees. She requested this topic be put on a Workshop Agenda. She thanked everyone for speaking up during Citizens Comments.

Council President Taggart thanked everyone for expressing their thoughts. He spoke of Icon Eye Center's Grand Opening and how they invested almost \$10 million for an ophthalmology surgery center (which is the only one in this community).

Consent Agenda

Councilmember Traylor Smith moved to approve Items #1 - #4 on the Consent Agenda. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes

- a. Summary of the September 5, 2017 Workshop
- b. Minutes of the September 6, 2017 Special Session
- c. Minutes of the September 6, 2017 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Ordinance Amending the Downtown Development Authority Plan of Development to Include the Las Colonias Business Park and Setting a Hearing for October 4, 2017
- b. Quasijudicial
 - i. Ordinance Rezoning property located at 382 and 384 High Ridge Drive from PD (Planned Development 2 Dwelling Units Per Acre) to R2 (Residential 2 Dwelling Units Per Acre) and set a Hearing for October 4, 2017
 - ii. Ordinance amending Section 21.02.030 of the Zoning and Development Code regarding Zoning Board of Appeals Membership, and Set a Hearing for October 4, 2017
 - iii. Ordinance Rezoning Properties Located at 703 23 2/10 Road and 2350 G Road from I2 (General Industrial) to I1 (Light Industrial) and set a hearing for October 4, 2017
 - iv. Introduction of an Ordinance Rezoning the Proposed Fossil Trace, located at 465 Meadows Way, to R2 (Residential 2 DU/AC) and Set a Hearing for October 4, 2017

3. Contracts

- a. 2017 CDBG Subrecipient Agreement between the Counseling and Education Center (CEC) and the City of Grand Junction
- b. 2017 Agreement with Mesa County for Animal Control Services

4. Resolution

- a. Assignment of the City's 2017 Private Activity Bond Allocation to The Housing Authority of the City of Fort Collins dba Housing Catalyst

The Council took a break at 7:50 p.m. The meeting resumed at 7:55 p.m.

Public Hearing Resolution Accepting the Petition for Annexation and Ordinances Annexing and Zoning the Caballero Annexation, Located at 3149 D 1/2 Road

The property owners have requested annexation into the City and a zoning designation of R-8 (Residential - 8 du/ac). An R-8 zoning designation will allow them to expand their existing home-based day care facility as well as plan for a future residential subdivision of their property. Under the 1998 Persigo Agreement with Mesa County, developments within the 201 service area boundary which require land use review, are subject to annexation into the City.

The public hearing opened at 7:56 p.m.

Lori Bowers, Senior Planner, presented this item. She reviewed the location, site, and current zoning. The request is eligible for Annexation per State Statute, is consistent with goals and policies of the Comprehensive Plan, and the applicable review criteria of the Grand Junction Municipal Code has been met.

Councilmember Traylor Smith asked questions regarding the access road on the map to which Ms. Bowers clarified that it was a right-of-way that would square off the annexation.

Councilmember Norris asked about the enclaves and if others in the area would like to annex into City Limits. Ms. Bowers reported a letter was sent but no one indicated their desire to be annexed. Councilmember Norris expressed concern about the "patchwork" annexations and suggested it might be helpful to have conversations with landowners who may wish to annex into the City. She referenced the Persigo Agreement and inquired how much the County has contributed to the project. Ms. Bowers noted the County has not been involved in this project. Councilmember Norris commented on the difficulty of public safety services on areas that have patchwork annexations. City Manager Caton echoed the concern about emergency services covering these areas.

Councilmember Kennedy inquired into potential responses to the notices that are sent. Ms. Bowers noted that no landowners had requested annexation. Councilmember Kennedy asked the applicants to come forward and inquired into their future plans. Alicia Milling, applicant, noted the family's desire to serve more children at the daycare. They currently serve eight, and in order to serve twelve, they would have to change the zoning, so they petitioned the City regarding annexation and rezoning because they were unable to do this under the County.

Councilmember McArthur noted another R8 usage was to the north. He asked if it makes sense to combine this with another parcel. Did the Planning Commission discuss the different R zones? Ms. Bowers noted the Commission discussed that the R-8 zoning works for this project.

The public hearing closed at 8:13 p.m.

Councilmember Kennedy moved to adopt Resolution No. 55-17 A Resolution accepting 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, Caballero Annexation, located at 3149 D ½ Road, Ordinance No. 4763 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Caballero Annexation, Approximately 5.093 Acres, Located at 3149 D ½ Road, and Ordinance No. 4764 An Ordinance zoning the Caballero Annexation to R-8 (Residential - 8 du/ac), located at 3149 D ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Application for US Department of Justice Annual Justice Assistance Grant for Safety and Operating Equipment

Police Chief Camper noted that the Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice to apply for an annual grant for 2017 in the amount of \$27,310. If awarded, these funds will be used toward the purchase of safety and operating equipment.

As part of the application process, the Bureau of Justice Assistance requires City Council review and authorize receipt of the grant, and provide an opportunity for public comment. Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement. No citizens came forward to comment on this item.

Councilmember Traylor Smith noted this grant helps fund items that may not be funded as part of the Police Department's budget.

Councilmember Norris moved to authorize the City Manager to apply for these funds, and if awarded, to manage \$27,310. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Letter of Intent Regarding Property for Hotel at Two Rivers Convention Center at 159 Main/120 S. 1st Streets, Grand Junction, Colorado

City Manager Greg Caton reported that a letter of intent (LOI), contingent on City Council's ratification, was sent to Western Hospitality outlining the proposed terms and conditions for the Reimer's use of a portion of Two Rivers Convention Center's property for a 100+ room national franchise full-service hotel. This proposed hotel project includes dedicated convention, exhibition and meeting space (Ballroom), all adjacent and connected to the existing Two Rivers Convention Center. The current estimated cost of the project is \$12.5 million dollars.

The City will also contract for various renovations to and improvements of Two Rivers Convention Center enabling the design and connection to the Ballroom. The current estimated cost of the renovation and improvement project is estimated to total \$6 million; however, the LOI outlines a minimum of \$4.5 million dollars. The Downtown Development Authority will issue debt for the total cost and then share cost with the City fifty percent; therefore, the City will repay \$3 million.

Kevin and Steve Reimer were present for this discussion and noted they built the Fairfield Inn in 2000, the Hampton Inn in 2003 and the Springhill Suites in 2011. They have plans to build a new hotel, Tru, by Hilton, on Colorado Avenue. Mr. Reimer pointed out that between the three hotels, they pay over \$1 million dollars in City taxes a year. He stated that they wouldn't have opened the first hotel if it wasn't for the proximity of Two Rivers Convention Center and stated how important this facility is to maintaining the three successful hotels. He is excited about the project and feels that it will be a win-win for all parties involved.

City Manager Caton reviewed the timeline for completion of the project. The Reimers will build their 4th hotel the Spring of 2018 and break ground on this hotel in the Fall of 2019. Given the time to build and make the necessary renovations, this project would be open for business in May of 2021.

Councilmember Norris sees this as bringing people into the valley and notes it is a positive action for the City. This will be a big draw to the downtown area. She noted she is on the DDA Board and is excited about this investment.

Councilmember Traylor Smith commented on the improvements to the Convention Center. City Manager Caton noted the facade along Main Street will also receive aesthetically pleasing improvements.

Councilmember Traylor Smith stated this project will allow the City to compete for larger conventions. City Manager Caton reported this will draw larger groups and allow for two events to be held simultaneously.

Councilmember Kennedy asked about Pinnacle Event Management's fiscal loss. City Manager Caton noted the City is responsible for the loss up to a cap and explained that they have driven down expenses dramatically and are planting the seeds that will bear fruit in the future. Councilmember Kennedy commended Pinnacle for their creative business practices and thinks this is a great project. He inquired into the acoustics at the Convention Center and asked if will they improve. City Manager Caton noted that needed improvements would be explored. Councilmember Kennedy thinks revitalizing that area will be a huge draw for tourism going forward and a great return on investment.

Councilmember Wortmann thanked the Reimers for their collaboration. He is thrilled about the project.

Councilmember McArthur asked about the debt financing. City Manager Caton noted that the bankers only considered the DDA as the funders. The City will pay the DDA 50% of their investment. Councilmember McArthur asked about the acquisition and improvement costs of the Wells Fargo drive-up property. City Manager Caton said it would come out of the parking fund or the general fund. He explained that a parking study has been done and parking is critical to the success of these types of projects.

Council President Taggart commended City Manager Caton for his efforts on this project and thanked the Reimers for their private-public partnerships. He stated the importance of providing parking for large vehicles near the Convention Center.

Councilmember Traylor Smith moved to ratify the action by the City Manager regarding the letter of intent and to take further action consistent therewith in support of the project. Councilmember Norris seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Dennis Simpson, 2306 E. Piazza Place, discussed the debt service on the City's part to the DDA for the previous item. He visited the topic of North Avenue naming and requested that it be put on the agenda.

Teresa Black, 384 Skyler Street, played a video she posted on Facebook regarding North Avenue naming. She commented on improvements that could be made to North Avenue. Ms. Black requested that Council revisit the issue.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:22 p.m.

Wanda Winkelmann, MMC
City Clerk