

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
JUNE 6, 2018**

The City Council of the City of Grand Junction convened into regular session on the 6th day of June 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Duncan McArthur, Phyllis Norris, Duke Wortmann, Chris Kennedy, Rick Taggart, and Council President Barbara Traylor Smith. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

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

Citizens Comments

Bruce Lohmiller spoke about Veterans Art Center Art Show tryouts.

Council Reports

Councilmember McArthur attended the Homeless Coalition Meeting, the Emergency Medical System Phoenix Awards, Colorado Water Congress Federal Affairs Committee Meeting, Mesa County Community Foundation's Hunger Leadership Forum, STRiVE's Annual Meeting, Associated Members for Growth and Development Meeting, and the Western Colorado Economic Summit.

Councilmember Wortmann attended several JUCO (Junior College World Series) games, and other meetings.

Councilmember Taggart, in the interest of time, made no comments.

Councilmember Kennedy also held his comments.

Councilmember Norris spoke of Joseph Sanchez, Mesa County Library Director, leaving and wished him well.

Councilmember Boeschstein attended the Western Colorado Economic Summit, Conservation of Colorado's Annual Meeting, and the Symphony's Beatles Concert at Las Colonias.

Mayor Traylor Smith welcomed everyone for attending, referenced a recent newspaper article, and shared a statement saying she, as well as all Councilmembers, are dedicated in their service to the City.

Consent Agenda

1. Approval of Minutes

- a. Summary of the May 14, 2018 Workshop
- b. Minutes of the May 16, 2018 Executive Session
- c. Minutes of the May 16, 2018 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning the KOA Annexation C1 (Light Commercial), Located at 2819 Highway 50 and Setting a Hearing for June 18, 2018
 - ii. Introduction of an Ordinance Rezoning 519 30 Road from B1 (Neighborhood Business) to C1 (Light Commercial) and Setting a Hearing for June 18, 2018

3. Resolutions

- a. Resolution Authorizing a Non-Exclusive License Agreement for Telecommunication Equipment in the City's Right-of-Way
- b. Resolution Assigning City Councilmembers to Various Boards, Commissions, and Authorities

Councilmember Boeschstein moved to approve items #1 - #3 of the Consent Agenda. Councilmember Kennedy seconded the motion. Motion carried by unanimous voice vote.

Public Hearing - Ordinance Rezoning the 26 Rd, LLC Property from PD to R-2, Located Between 26 Road and 26 ½ Road, South of H ¾ Road

Senior Planner Scott Peterson presented the item. The applicant, 26 Road, LLC, is requesting a rezone from Planned Development to Residential - 2 du/ac in anticipation of a future residential subdivision development. A Preliminary Development Plan approved in 2008 lapsed and the Applicant is requesting the property be rezoned R-2

from Planned Development as approved with Ordinance No. 4174. The Property, located between 26 Road and 26 ½ Road, and south of H ¾ Road is 151.18 acres of vacant and unplatted land. The requested R-2 zoning is consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low.

Trent Prall, Director of Public Works, addressed the impact of traffic in that area due to road improvements regardless of the project outcome. Many projects are in the planning stage to accommodate increased traffic flow.

The applicant's representatives, Mike Russell of Hoskin Farina and Kampf, P.C. and Robert Jones of Vortex Engineering were present and spoke in favor of the proposed rezone and gave a history of the property and the need of the rezone to move forward.

Conversation ensued about the process that went into developing the Comprehensive Plan.

The public hearing was opened at 6:59 p.m.

The following individuals spoke in opposition of the rezone:

Bill Scott, Jim Compton, Jan Warren, Rick Warren, Sandra Nesbitt, Jaquelyn Anderson, Renee Landry, Hamilton McGregor, June Calson, Peggy Cherry, Mike Stahl, David Crow, Don Hickman, and Laureen Gutierrez

The following individuals spoke in favor of the rezone:

Virginia Brown, Lois Dunn, and Robert McGregor

The public hearing was closed at 7:40 p.m.

Conversation ensued about Ordinance No. 2842 and Ordinance No. 4174 and their impact on the current request, current traffic service, future road projects, I-70 bridges, Walker Field Influence Zone applicability, and zoning lot sizes.

Councilmember Kennedy moved to adopt Ordinance No. 4802, an ordinance rezoning the 26 Road, LLC property from PD (Planned Development) to R-2 (Residential, 2 du/ac), located between 26 and 26 ½ Roads, south of H ¾ Road on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Taggart voting NO.

A break was taken at 8:17 p.m.

The Meeting was called back to order at 8:25 p.m.

Public Hearing – Ordinance Approving an Amendment to Master Plan 2017 for St. Mary’s Hospital and Environs and Rezone a Portion of Property to PD with a Default Zone of B-1, Located at 510 Bookcliff Avenue

Senior Planner Scott Peterson noted St. Mary’s Hospital purchased the property adjacent to their campus and are now requesting to incorporate this property into the existing Master Plan 2017. St. Mary’s also requests to rezone the northern 0.95 acre portion of the property to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) in anticipation of developing a parking lot there.

Brian Davis and Dan Prinster were present as representatives of St. Mary’s.

Councilmembers asked questions about parking compliance and drainage retention.

The public hearing was opened at 8:37 p.m.

There were no public comments.

The public hearing was closed at 8:37 p.m.

Councilmember Boeschstein moved to adopt Ordinance No. 4803, an ordinance approving an amendment to Master Plan 2017 for St. Mary’s Hospital and Environs and rezone a portion of property to PD (Planned Development) with a default zone of B-1 (Neighborhood Business), located at 510 Bookcliff Avenue on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - Ordinance Amending Section 21.03.060 of the Zoning and Development Code Regarding Cluster Development

Community Development Director Tamra Allen stated the applicant, the City of Grand Junction, is requesting amendments to Section 21.03.060 of the Zoning and Development Code to address modifications to the Cluster Development regulations including sections addressing purpose, site layout, screening, and buffering.

Councilmembers asked questions about zero lot line developments, buffering clarifications, and flexibility.

The public hearing was opened at 8:59 p.m.

There were no public comments.

The public hearing was closed at 8:59 p.m.

Councilmember Boeschstein moved to adopt Ordinance No. 4804 an ordinance amending Section 21.03.060 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding cluster development on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by unanimous roll call vote.

Resolution - Resolution to Transfer Assets to the Fire and Police Pension Association of Colorado (FPPA) Defined Benefit System and File the Certification of Compliance for Partial Affiliation of the Fire Department

Fire Chief Ken Watkins noted on February 7, 2018, City Council approved non-binding resolutions requesting coverage under FPPA for Fire and Police Department employees currently covered under the City of Grand Junction Fire and Police Retirement Plans. This Council action provided formal notification to the FPPA Board of Directors of the City's interest in exploring FPPA coverage and partially transferring assets of the City's Fire and Police Retirement Plans to the FPPA Defined Benefit System.

Through group and individual meetings, eligible employees were provided information and education on the different retirement options. To move forward with affiliation a 30% threshold was set. The Fire Department met this threshold; the Police Department did not.

The final steps to complete the plan affiliation process includes approval by City Council of the binding resolution to transfer assets for those Fire Department employees who elected coverage under FPPA and filing of the Certification of Compliance in support of coverage under the FPPA Defined Benefit System.

Conversation ensued about contribution limits, FPPA as a recruitment tool, the potential of increased ICMA fees due to the transfer of funds out to FPPA, and the disparity of the vote between the Fire and Police Departments.

Corey Lovern, Captain with Grand Junction Fire Department and Mike Gazdak, Fire Prevention Officer, spoke in support of FPPA and thanked Councilmembers for their support.

Councilmember Kennedy moved to adopt Resolution No. 34-18, a resolution authorizing and directing the City Manager to transfer assets to the Fire and Police Pension Association of Colorado (FPPA) defined benefit system for partial affiliation of certain

fire department employees and for the filing of the certification of compliance under the FPPA Defined Benefit System for partial affiliation of the Grand Junction Fire Department. Councilmember Boeschstein seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:31 p.m.

Wanda Winkelmann, MMC
City Clerk