

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
JUNE 18, 2018**

The City Council of the City of Grand Junction convened into regular session on the 18th day of June 2018 at 6:00 p.m. Those present were Councilmembers Duncan McArthur, Phyllis Norris, Duke Wortmann, Chris Kennedy, Rick Taggart, and Council President Barbara Traylor Smith. Councilmember Bennett Boeschstein was absent. 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 McArthur led the Pledge of Allegiance which was followed by a moment of silence.

City Manager Caton introduced the new Police Chief, Doug Shoemaker, and gave a brief background on the hiring process used to recruit him.

Proclamations

Proclaiming the week of June 17, 2018 as St. Baldrick's Foundation Week in the City of Grand Junction. Organizer Jim Hamlin was present to accept the proclamation.

Proclaiming July 2018 as Parks and Recreation Month in the City of Grand Junction. Parks and Recreation Director Rob Schoeber was present to accept the proclamation.

Proclaiming June 16 - June 24, 2018 as Grand Junction Pride Fest in the City of Grand Junction. Jesse Daniels and Heidi Hess were present to accept the proclamation.

Citizens Comments

Bruce Lohmiller spoke about the Partners and Crime Stoppers programs.

Council Reports

Councilmember Taggart gave a brief report on the Grand Junction Regional Airport Authority.

Councilmember Kennedy attended the Mountain Connect Broadband Conference, Grand Junction Economic Partnership Economic Summit, and gave a shout-out to Anna Stout, facilitator of the Sister City of El Espino cultural foreign exchange.

Councilmember Norris attended the Fire Department recruitment graduation, and took the public safety class.

Councilmember McArthur attended the Las Colonias River Recreation Community update meeting, Western Slope Latino Chamber of Commerce business after hours meeting, Joint City Council/Planning Commission meeting, Fire Department recruitment graduation, and the swearing in ceremony for Police Chief Shoemaker.

Councilmember Wortmann spoke of Grand Junction's growth and he attended the Parks and Recreation Advisory Committee meeting.

Consent Agenda

Councilmember Norris moved to adopt items #1 - #4 of the Consent Agenda. Councilmember Kennedy seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the June 4, 2018 Workshop
- b. Minutes of the June 6, 2018 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduce an Ordinance Amending the Comprehensive Plan by Adopting the Grand Junction Circulation Plan, Including the Network Map, Street Plan Functional Classification Map, and Active Transportation Corridor Map and Repealing and Replacing the Grand Valley Circulation Plan and Urban Trails Plan and Set a Hearing for July 18, 2018

3. Resolutions

- a. Resolution Authorizing the City Manager to Execute a Contract for the Purchase of 729 27 Road for a Temporary Fire Station in Grand Junction, Colorado for up to \$245,000

- b. Resolution Authorizing City Manager to Sign Domestic Water Easement Across City Owned Land for Michael Reese

- c. Intergovernmental Agreement with Colorado Department of Transportation (CDOT) for Construction of Three New Crosswalks and Medians Along Horizon Drive Between the Intersections of G Road and I-70 Interchange Exit 32

Regular Agenda

Public Hearing - A Resolution Adopting the 2018 Program Year Action Plan as a Part of the Grand Junction Five Year Consolidated Plan for the Community Development Block Grant Program

Community Development Block Grant (CDBG) funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for funding in 1996. The City's 2018 Program Year will begin September 1, 2018. For each CDBG Program Year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March. The City received grant requests of \$730,147 from outside agencies and identified City capital improvement projects totaling \$218,500 that are eligible for CDBG funding for a total of \$973,647.

Senior Planner Kristen Ashbeck gave a summary of allocations for the CDBG funds.

The City will receive an estimated \$457,189 in CDBG funding for the 2018 Program Year. The City also has \$7,839 remaining from the 2016 Program Year to be allocated with the 2018 funds. The purpose of the hearing is to adopt the 2018 Annual Action Plan which includes allocations for 20 projects as part of the Five-Year Consolidated Plan.

The public hearing was opened at 6:47 p.m.

There were no public comments.

The public hearing closed at 6:47 p.m.

Councilmember Kennedy moved to adopt Resolution No. 38-18, a resolution adopting the 2018 Program Year Action Plan as a part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program.

Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - A Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the KOA Annexation C1 (Light Commercial), Located at 2819 Highway 50

The Applicant, Two Rivers RV Park, LLC, also known as Grand Junction KOA Holiday, requested annexation of the 9.636-acre KOA campground located at 2819 Highway 50. The proposed annexation includes 351 linear feet of the north 30 feet of the B Road right-of-way that has been deeded to the City of Grand Junction. The owner is requesting annexation to be able to gain additional advertising through Visit Grand Junction.

Senior Planner Kristen Ashbeck noted the applicant is requesting zoning of the property associated with the KOA Annexation. The request is to zone the property as C-1 (Light Commercial). The property is currently used as a commercial campground (KOA) which is an allowed use within the City's C-1 (Light Commercial) zone district.

The public hearing was opened at 6:52 p.m.

There were no public comments.

The public hearing was closed at 6:52 p.m.

Councilmember McArthur moved to adopt Resolution No. 39-18, 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 KOA Annexation, located at 2819 Highway 50 is eligible for annexation, Ordinance No. 4805, an ordinance annexing territory to the City of Grand Junction, Colorado, KOA Annexation, approximately 9.636 acres, located at 2819 Highway 50, and Ordinance No. 4806, an ordinance zoning the KOA Annexation to C-1 (Light Commercial), located at 2819 Highway 50 on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Rezoning 519 30 Road from B1 (Neighborhood Business) to C1 (Light Commercial)

Senior Planner Lori Bowers noted the applicant, Greg Cole, is requesting a rezone of 1.28 acres of property located at 519 30 Road from B-1 (Neighborhood Business) to C-1 (Light Commercial). The purpose of the request is to rezone the property to a higher zoning designation to enable the development of an RV and boat storage yard. The

proposed zoning of C-1 implements the Comprehensive Plan Future Land Use Map, which designates the property as Commercial.

The public hearing was opened at 7:01 p.m.

There were no public comments.

The public hearing was closed at 7:01 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4807, an ordinance rezoning 519 30 Road to C-1 (Light Commercial), located at 519 30 Road. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

Other Action Items - Consider a Request by TV Holdings, LLC. to Accept the Dedication of 1.79 Acres of Open Space in the Proposed Thunder Valley Subdivision

Senior Planner Scott Peterson explained the applicant, TV Holdings, LLC, proposes the City accept dedication of 1.79 acres of open space located within and adjacent to Lewis Wash within the proposed Thunder Valley Subdivision (proposed Tract B) located at 3079 F ½ Road and south of Thunder Mountain Elementary School. The proposed open space is part of Lewis Wash and could provide a north/south off-street trail connection in the future when adjacent properties develop for interconnectivity between subdivisions and neighborhoods. The proposed trail connection is identified on the draft Active Transportation Corridor Circulation Plan.

Conversation ensued about location, storm water control, and future development.

Kevin Bray, Research and Development Coordinator with Bray Real Estate, was present to represent the applicant.

Councilmember Kennedy moved to approve the request to accept the dedication of open space land in the Thunder Valley Subdivision, proposed Tract B, 1.79 acres, on the conditions the Applicant 1) remove the old car bodies, 2) stabilize the bank, and 3) provide general clean-up of the area including removal of tires and other debris, prior to City acceptance. The Applicant shall also make payment of the remaining \$11,504.91 to the City of Grand Junction in compliance with the City's open space dedication in lieu of fee. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

City Council Meeting Adjournment

The meeting was adjourned at 7:24 p.m.

Wanda Winkelmann, MMC
City Clerk

Call to Order as Ridges Metropolitan District

Board Chair Barbara Traylor Smith called the meeting to order at 7:24 p.m.

Other Action Items

a. **Ridges Metropolitan District Lien Release Request**

City Attorney Shaver gave a brief background of the District and the request, and recommended the release of the liens.

Conversation ensued about the difference in assessments.

Board member Wortmann moved that the Ridges Metropolitan District Board release the liens associated with Book 1772, Page 211, Reception No. 1533011. Board member Kennedy seconded the motion. Motion carried by voice vote.

Other Business

There was none.

Ridges Metropolitan District Meeting Adjournment

The meeting was adjourned at 7:27 p.m.

Wanda Winkelmann, MMC
City Clerk