

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

The City Council of the City of Grand Junction convened into regular session on the 18th day of July 2018 at 6:08 p.m. Those present were Councilmembers Phyllis Norris, Duke Wortmann, Chris Kennedy, Rick Taggart, and Council President Barbara Traylor Smith. Councilmember Bennett Boeschstein arrived at 6:55 p.m. Councilmember McArthur 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 Kennedy led the Pledge of Allegiance which was followed by a moment of silence.

Presentations - June Yard of the Month Winner

Shirley Nilsen presented the June Yard of the Month winner, Bill Reed who's property address is 1115 Grand Avenue.

Citizens Comments

Bruce Lohmiller spoke about the Veterans Art Center, and copayments for those in financial need who use Mind Springs.

C.K. Howard, Andrea Christensen, and Richard Curfman spoke against the Darla Jean walkway vacation.

Sarah Shrader, Abby Birk, Liliana Flanigan, Bruce Gregg, Scott McBrayer, and Dennis Simpson spoke in support of the Community Center.

Council Reports

Councilmember Wortmann attended the Department of Local Affairs (DOLA) presentation in Cortez.

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

Councilmember Kennedy attended the Club 20 summer meetings in Lake City, submitted the Grand Junction Economic Partnership's Executive Director's update for the record and will be attending the Outdoor Recreation Show.

Councilmember Norris attended several meetings but highlighted Visit Grand Junction and the Downtown Development Authority meetings.

Council President Traylor Smith attended a Colorado Mesa University Tennis Center event for the Parks Improvement Advisory Board and the Tiara Rado Open House.

Consent Agenda

1. Approval of Minutes

- a. Minutes of the June 18, 2018 Executive Session
- b. Minutes of the June 18, 2018 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Making Supplemental Appropriations for 2018 and Set Public Hearing for August 1, 2018
- b. Quasijudicial
 - i. Introduction of an Ordinance Vacating a Walkway Tract Within the Darla Jean Subdivision and Set a Hearing for August 1, 2018
 - ii. Introduction of an Ordinance Rezoning the Fossil Trace Holdings, LLC Property from RR (Residential - Rural) to R1 (Residential 1 du/ac), located at 465 Meadows Way, and Set a Hearing for August 1, 2018

3. Resolutions

- a. A Resolution Adopting Procedures Governing the Conduct of City Council Meetings and Work Sessions
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to Colorado Parks and Wildlife for the Colorado the Beautiful Grant Program for the Lunch Loop Trail Project
- c. A Resolution Supporting the Grant Application for a United States Bureau of Reclamation Grant for Water Marketing, Development and Utilization Studies
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Comprehensive Plan Update

e. A Resolution Authorizing the City to Execute a Grant Agreement with the Grand Junction Regional Airport Authority for the Construction of a New Runway

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

Items Relating to the November 2018 Coordinated Election - Lodging Tax Resolution and Ballot Question

City Manager Greg Caton said the purpose of the proposed resolution is to authorize the submission of a ballot question to enact, levy, and impose an increase in the Lodgers Tax at a rate of 3% on the price paid for the leasing or rental of any occupied hotel room, motel room, lodging house, bed and breakfast, and other accommodations.

Using lodging tax revenues to fund destination marketing and visitor services creates a positive nexus between the cost of providing those services and the users of those services, while providing a substantial economic benefit to the City by the infusion of funds from people who live outside the community. The current lodging tax rate of 3% was set nearly 30 years ago and has not increased since then. At the City Council workshop on April 30, City Council provided direction for a resolution to increase the lodging tax by 3%, which would result in a total of 6%, to be introduced at a future meeting for consideration. The increase would be distributed as follows:

- 1.0% to Grand Junction Regional Air Service Alliance
- 0.75% to Greater Grand Junction Sports Commission
- 1.25% to Visit Grand Junction

The resolution describes the language of the ballot question and allocation of new revenues. The revenues derived from such lodging tax are used exclusively for promoting and marketing travel and tourism related activities. Because the lodging tax is almost universally paid by business and leisure travelers, it imposes little burden on City residents.

Dianne Schwenke, Grand Junction Regional Air Service Alliance, spoke in support of the resolution and explained how expanding direct flight availability would benefit the community.

Julie Schafer, Board Chair of Visit Grand Junction, spoke in favor of the proposed lodging tax and outlined the benefits to Grand Junction through increased tourism driven by name branded marketing.

Jamie Lummis, Chair of the Greater Grand Junction Sports Commission, spoke in support of the resolution and told of the part they play in bringing tourism to the Valley.

Conversation ensued about the potential requirement of a budget from the three benefiting organizations, upfront revenue needs (liquidity) and how the City will handle those situations, bed count in the City, long term vs. short term stays, gauged interest in airlines coming and offering direct flights (minimum revenue guarantees), and bottom line dollar comparisons that tourists would pay when compared to higher average nightly rates in other cities.

Councilmember Wortmann moved to adopt Resolution No. 45-18, a Resolution setting a title and submitting to the electorate on November 6, 2018 a measure to increase and retain and spend all lodging tax revenues as defined by Article X, Section 20 of the Colorado Constitution. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Items Relating to the November 2018 Coordinated Election - a Resolution Calling a Special Election for November 6, 2018

The purpose of this item is to call a Special Municipal Election to be held in conjunction with the November 6, 2018 Mesa County Coordinated Election. City Manager Caton outlined the process and costs of the election.

Conversation ensued about cost per ballot issue.

Councilmember Kennedy moved to adopt Resolution No. 46-18, a Resolution calling a special election in the City of Grand Junction, Colorado concerning the possible increase in the lodger's tax and providing other details relating thereto. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - 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 a Resolution Adopting a Complete Streets Policy for the City of Grand Junction

Dave Thornton, Principal Planner, outlined that the proposed Grand Junction Circulation Plan (Circulation Plan) establishes a comprehensive approach to transportation planning within the Urban Development Boundary and supports and builds on the transportation principles and goals of the Grand Valley 2040 Regional Transportation Plan as well as the City's adopted Comprehensive Plan. In general, the Plan supports a

balanced, multimodal approach to transportation planning, accommodating the safe and efficient movement of people and goods and providing transportation options for all users. It proposes using canals and drainages for approximately 40 miles of trail connections, where it is a better and safer alternative for non-motorized transportation using the transportation network. It reduces the number of miles of canal trails from the 2001 Urban Trails Master Plan by approximately 20 miles to 24 miles total. The Plan document includes a Network Map, the Street Functional Classification Map, the Active Transportation Corridor Map, and Strategies and Policies.

A Complete Streets Policy, as an implementation element of the Circulation Plan, is also proposed for adoption. The overall vision of the Policy is to develop a safe, efficient, and reliable travel network of streets, sidewalks, and trails throughout the City to equitably serve all users and all modes of transportation. The proposed Policy includes seven principles and design standards to ensure that streets are designed and maintained to be safe, attractive, accessible, convenient and comfortable for users of all ages and abilities, and all transportation modes. The Policy would be applicable to all development and redevelopment and outlines an exception process to be used in cases where strict adherence to the Policy is impractical or unnecessary.

Conversation ensued about where the City stands on the overall circulation plan in regard to the County, standards for trail design and construction, reduction of the channel trails, the immense work that different organizations have put into this project, the importance of implementing such a plan, and a court decision impacting this use.

The public hearing was opened at 8:00 p.m.

Kirsten Kurath, Attorney, representing the Grand Valley Water Users Association and Orchard Mesa Irrigation District, spoke in opposition of the Circulation Plan. Quentin Sheer, C.J. Ryan, Gene Greer, Kevin Conrad, and Thad Hutchins also spoke in opposition of the Circulation Plan.

Vara Kusal, representative of the Horizon Drive Association Business Improvement District, David Aimen, Gary Steubler, and Kristen Heumann spoke in support of the Circulation Plan.

The public hearing was closed at 8:25 p.m.

Conversation ensued about the growing population and increased transportation needs, irrigation companies' concerns, existing trails vs. trails in the Circulation Plan, impacts on private property owners, commuter safety, development costs, and indemnification ramifications.

Councilmember Boeschstein moved to adopt Ordinance No. 4808, 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 on final passage and ordered final publication in pamphlet form, and to adopt Resolution 48-18, a Resolution adopting a Complete Streets Policy for the City of Grand Junction. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

Council took a break at 8:42 p.m.

The meeting was called back to order at 8:53 p.m.

Public Hearing - Public Hearing to Consider a Request by Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, a Delaware Limited Partnership for Approval of a Service Plan for the Proposed Mosaic Metropolitan Districts Nos 1-6

The Applicant, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, a Delaware limited partnership, ("Applicant") is planning for the proposed Mosaic Planned Development project to be constructed on 68.2 acres of land with a boundary of 23 Road to the East, 22 ¾ Road to the West, H Road to the North and I-70 to the South ("Service Plan Boundaries"). The total combined area within the Consolidated Service Plan Boundaries is expected to be developed in eight (8) phases, with six (6) proposed Title 32 Metropolitan Districts overlaying the eight phases. The proposed development is planned to consist of 580 residential dwelling units, commercial development, parks, open spaces, clubhouse, and amenities.

The actual composition and distribution of future development shall be reflected in site development approvals to be issued by the City and nothing in the proposed Metro District Service Plan shall be construed as the City granting prior approval for any site development. The primary purpose of forming the Metropolitan Districts is to finance construction of public improvements within the Mosaic Planned Development. Per Title 32 of the Colorado Revised Statutes (C.R.S.), the first step is to develop a Service Plan for the District, which is to be considered and, if found acceptable, approved by the City.

John Justice, Attorney with Hoskin, Farina, and Kampf, presented on the requirements of the Service Plan and Metropolitan Districts, and Steven Sauls, Financial Planner, presented the financial aspect of the Service Plan.

The public hearing was opened at 9:25 p.m.

Steve Grant, President of the Title 32 District (Grand Junction Rural Fire Protection District), spoke in opposition of the Service Plan.

The public hearing was closed at 9:28 p.m.

Conversation ensued about the debt issuance and the ability to fund it, impact on property owners and the responsibility of the Council in regard to the resolution being presented.

Councilmember Kennedy moved to adopt Resolution 49-18, a Resolution approving the Service Plan for the Mosaic Metropolitan Districts No. 1-6, metropolitan districts intended to serve the proposed Mosaic development, with the following condition of approval: 1. Prior to the Consolidated Service Plan for Mosaic Metropolitan Districts No. 1-6 becoming effective, a Development Plan will be reviewed and approved by the City. The Development Plan shall constitute approved zoning to Planned Development (PD) with an approved Outline Development Plan consistent with the Grand Junction Municipal Code. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Resolution - A Resolution Rescinding Resolution No. 13-16 Appointment of the Municipal Court Judge

On April 20, 2016 the City Council adopted Resolution No. 13-16 appointing Care' McInnis as Municipal Court Judge in and for the Grand Junction Municipal Court for a term of four years. The City of Grand Junction and Municipal Court Judge McInnis have jointly agreed to part ways and pursuant to Resolution No. 13-16, her appointment will end on August 15, 2018.

Councilmember Norris moved to adopt Resolution No. 47-18, a Resolution rescinding Resolution No. 13-16 regarding the appointment of Care' McInnis as Municipal Court Judge and authorizing the Mayor to sign a release agreement. 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 was adjourned at 9:48 p.m.

Wanda Winkelmann, MMC
City Clerk