

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

March 6, 2019

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 6th day of March, 2019 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Rick Taggart, Duke Wortmann, and Council President Barbara Traylor Smith. Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Council President Traylor Smith called the meeting to order. Councilmember McArthur led the Pledge of Allegiance which was followed by the invocation given by Thomas Gibson, Life Tabernacle Pastor.

Certificate of Appointments

To the Planning Commission/Zoning Board of Appeals

Phyllis Norris presented Steven Tolle with his certificate of reappointment to the Planning Commission and Sam Susuras and Ken Scissors with their certificates of appointment as 1st and 2nd Alternates to the Planning Commission and the Zoning Board of Appeals.

Citizen Comments

Ricki Howie spoke about her concern with a recent Colorado Open Records Act (CORA) request.

City Manager Report

City Manager Caton reported that the City of Grand Junction received an award as a Pace Setter for the United Way Campaign for innovative workplace campaign techniques.

Council Reports

Councilmember Taggart reported that he attended several Grand Junction Regional Airport meetings, participated in the search committee for the Executive Director of the Sports Commission, attended the Homeless Coalition meeting, and Building Better Colorado.

Councilmember Kennedy addressed the CORA citizen comment.

Councilmember Norris attended numerous meetings for boards that she is assigned to and presentations on ballot Items 2A and 2B.

Councilmember McArthur attended the Homeless Coalition meeting, Lincoln Park open house for the golf course, Planning and Environmental Linkages Study open house for the 29 Road Interchange, and the Alzheimer's' Association open house.

Councilmember Wortmann spoke of the Lincoln Park club house renovation and the work involved, he attended the Building Better Colorado meeting, One Riverfront meeting, and lauded Steve Phillips for his letter in support of the ballot measures.

Councilmember Boeschenstein went to the Business Incubator meeting and spoke of their log cabin visitor center, attended presentations on the tax proposals to Horizon Drive Association Business Improvement District and the Business Incubator Board, and attended the Colorado House Hearing on Drilling and Energy.

Council President Traylor Smith spoke of her trip to Austin, Texas and compared it to the City's infrastructure needs going forward and the importance of planning ahead to stay abreast of the needs of the community in relation to the ballot measures.

City Manager Caton spoke about CORA requests and how the City has improved the system to process email requests.

City Attorney Shaver clarified the CORA law and penalties and spoke directly to the CORA request addressed by the citizen comment.

CONSENT AGENDA

Councilmember Kennedy moved to adopt Consent Agenda items #1 through #2. Councilmember Boeschenstein seconded the motion. Motion carried unanimously by voice vote.

1. Approval of Minutes

- a. Minutes of the February 20, 2019 Executive Session
- b. Minutes of the February 20, 2019 Regular Meeting

2. Contracts

- a. Authorize the City Manager to Execute a Contract with Mesa County for Building Permitting, Inspection, and Contractor Licensing Services
- b. Acquire VMWare NSX Platform Virtual Networking and Security Software through Re-seller Venture Technologies

REGULAR AGENDA

Resolution Supporting Ballot Measure 2A Regarding Transportation Needs

In the upcoming election, City voters will decide whether to approve an additional sales and use tax of 0.25% to fund transportation network improvements. If ballot measure 2A is approved, the city-wide sales and use tax will increase from two and three quarter percent (2.75%) to three percent (3.00%).

Councilmembers Kennedy, Norris, Boeschenstein, and McArthur spoke of the importance to keep ahead of the projected growth by developing the infrastructure and roads to support future needs.

Councilmember Kennedy moved to adopt Resolution No. 15-19, a resolution in support of ballot question 2A, a measure submitted to the Electorate on April 2, 2019 to authorize an additional City Sales and Use Tax of .25% and to retain and spend revenues as a voter approved revenue change as defined by Article X, Section 20 of the Colorado Constitution and expend the revenue for Transportation Network Improvements. Councilmember Boeschenstein seconded the motion. Motion passed by unanimous roll call vote.

Resolution Supporting Ballot Measure 2B Regarding First Responder Needs

In the upcoming election, City voters will decide whether to approve an additional sales and use tax of 0.50% to fund police, fire and emergency medical services (EMS). If ballot measure 2B is approved, the city-wide sales and use tax will increase from two and three quarter percent (2.75%) to three and one quarter percent (3.25%).

Councilmember Norris spoke of her support of this measure and the importance to our community to support our first responders. Councilmember Kennedy also voiced his support on this measure and said it was very much overdue. Councilmember McArthur reiterated the importance of first responders and the impact to communities that are under-served. Council President Traylor Smith spoke of the flat tax revenue and response times for emergency services.

Councilmember Kennedy moved to adopt Resolution No. 16-19, a resolution in

support of ballot question 2B, a measure submitted to the Electorate on April 2, 2019 to authorize an additional City Sales and Use Tax of .50% and to retain and spend revenues as a voter approved revenue change as defined by Article X, Section 20 of the Colorado Constitution and expend the revenue for police, fire and emergency medical services, employees, stations and first responder services. Councilmember Wortmann seconded the motion. Motion passed by unanimous roll call vote.

Public Hearing - An Ordinance Establishing an Institutional and Civic Master Plan for the Grand Junction Regional Airport, Amending Ordinance No. 3679 for Planned Development and Outline Development Plan and an Ordinance Vacating a Portion of the 27 1/4 Road Right-of-Way Adjacent to Airport Property

The proposed Institutional and Civic Master Plan for the Grand Junction Regional Airport includes two components: the 2009 Airport Master Plan Update and the 2011 Terminal Area Plan and 2017 Amendment. The update addresses forecasting of future aviation activity, which serves as the basis for the facility improvements necessary to meet the needs. The Terminal Plan includes both the long term needs for the replacement of the terminal building, as well as the near-term improvements needed to maintain safe and efficient operation of the existing building until funding is available for its replacement.

Community Services Manager Kathy Portner presented this item.

Angela Padalecki, Executive Director of Grand Junction Regional Airport, was present to answer questions.

Discussion ensued about the unfinished building, optional funding, and the requirement of aviation easements.

The public hearing was opened at 6:46 p.m.

Ed Kowalski asked about the unfinished administration building.

The public hearing was closed at 6:50 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4834, an ordinance approving the Grand Junction Regional Airport Institutional and Civic Master Plan and amending Ordinance No. 3679, Planned Development for the airport property and Ordinance 4835, an ordinance vacating a portion of the 27 1/2 Road right-of-way adjacent to airport property on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried unanimously by roll call vote.

Public Hearing - A Resolution Accepting the Petition for Annexation of 19.76 Acres of Land and Ordinances Annexing and Zoning the South Twenty Annexation to R-4 (Residential - 4 du/ac) and R-8 (Residential - 8 du/ac) Located at 2335 H Road

The Applicant, South Twenty, LLC, is requesting to annex and zone 19.76 acres located at 2335 H Road. The proposed annexation will be conducted as a two-part "Serial Annexation" in order to gain one-sixth contiguity per State statute. The proposed annexation also includes an additional 0.441 acres of the adjacent H Road. Of this 0.441 acres of H Road, 0.09 acres would be considered as right-of-way by use and not fully dedicated. The subject property is currently vacant and located on the south side of H Road. The owners are requesting annexation in anticipation of future residential subdivision development for the property, which is anticipated to constitute "annexable development" and as such is required to annex in accordance with the Persigo Agreement.

Senior Planner Scott Peterson presented the request for annexation.

Conversation ensued about right-of-way inclusion for services, sewer development, improvements to intersections of 23 and G Road and 23 and H Road to make them safer in connection with the streets and growth policy, the Persigo Agreement, and affordable housing.

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

There were no comments.

The public hearing was closed at 7:15 p.m.

Councilmember Kennedy moved to adopt Resolution No. 17-19, 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 South Twenty Annexation, located at 2335 H Road, is eligible for annexation, Ordinance No. 4836, an ordinance annexing territory to the City of Grand Junction, Colorado, South Twenty Annexation approximately 20.18 acres, located at 2335 H Road, on final passage and ordered final publication in pamphlet form and Ordinance No. 4837, an ordinance zoning the South Twenty Annexation to R-4 (Residential - 4 du/ac) and R-8 (Residential - 8 du/ac), located at 2335 H Road, on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by unanimous roll call vote.

Public Hearing - An Ordinance Rezoning Two Properties from M-U (Mixed Use) to C-2 (General Commercial) Located at 746 23 ½ Road

The applicant, Western Slope Properties, LLC, is requesting the rezone of two properties totaling 20.2 acres. The properties include an 18.673 acre property at 746 23 ½ Road and a contiguous unaddressed parcel to the north at 1.533 acres. The applicant is proposing to rezone the properties from M-U (Mixed Use) to C-2 (General Commercial) in anticipation of future development of an RV resort. The requested C-2 zone district is consistent with the Comprehensive Plan Future Land Use designation of Commercial/Industrial.

Associate Planner Andrew Gingerich presented the item.

Lisa Cox with Vortex Engineering presented on behalf of the applicant.

Discussion encompassed the potential for an RV Park and accessibility to the property.

The public hearing opened at 7:32 p.m.

There were no public comments.

The public hearing closed at 7:32 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4838, an ordinance rezoning the Western Slope Properties, LLC properties from M-U (Mixed Use) to C-2 (General Commercial), located at 746 23 ½ Road 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 Vacating a Portion of the Kimball Avenue Right-of-Way and a Portion of a Multi-Purpose Easement, along Properties Located at 1015 and 1101 Kimball Avenue

The applicant, Southside Leasing, LLC is requesting the vacation of a four-foot portion of Kimball Avenue and the vacation of the existing multi-purpose easement. The right-of-way (ROW) of Kimball Avenue consists of a 55-foot ROW dedication. The property line that would be re-located is on the north side of the two lots that compose this site of which the westerly lot is currently undeveloped and addressed as 1015 Kimball Avenue and the easterly parcel being addressed as 1101 Kimball Avenue and contains the historic Sugar Beet Factory. The resulting vacation, as proposed, would create a 51-foot wide ROW and an 8-foot-wide multi-purpose easement (MPE) for approximately 1,177 feet of the length of the properties. Kimball Avenue is designated a local street.

Planner Tom Dixon presented the item.

Lisa Cox with Vortex Engineering represented the applicant.

The public hearing was opened at 7:46 p.m.

There were no public comments.

The public hearing was closed at 7:46 p.m.

Councilmembers Norris and Boeschstein commented that they are excited to see this area developed.

Councilmember Kennedy moved to adopt Ordinance No. 4839, an ordinance vacating a four-foot portion of the Kimball Avenue public right-of-way and reduce the 14-foot-wide MPE to eight (8) feet on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried unanimously by roll call vote.

Public Hearing - An Ordinance Rezoning Two Properties from R-16 (Residential 12-16 du/ac) to R-24 (Residential 24+ du/ac) Located at 1213 North 15th Street and 1420 Glenwood Avenue

The Applicant, W&C Stocker Family Trust, is requesting the rezone of the combined 0.62-acre properties (total) located at 1213 North 15th Street and 1420 Glenwood Avenue from the R-16 (Residential, 12-16 du/ac) to the R-24 (Residential, 24+ du/ac) zone district in anticipation of future multi-family residential development. The requested R-24 zone district is consistent with the Comprehensive Plan Future Land Use designation of Village Center.

Planner Tom Dixon presented this item.

Lisa Cox with Vortex Engineering represented the applicant and reiterated the information in Staff's report.

The public hearing opened at 8:04 p.m.

Nick Allen inquired about the existing barn on this property as it may be a historical building.

The public hearing closed at 8:06 p.m.

Comments were made about cleaning up this area of town and the possibility of preserving the wood and doors of the barn.

Councilmember Kennedy moved to adopt Ordinance No. 4840, an ordinance zoning properties at 1312 North 15th Street and 1420 Glenwood Avenue from R-16 (Residential 12-16 du/ac) to R-24 (Residential 24+ du/ac) on final passage and ordered final publication in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion carried unanimously by roll call vote.

Public Hearing - An Ordinance Vacating a Portion of the Dos Rios Drive and C³/₄ Road Right-of-Way Within the Jarvis Subdivision Plat Located at 2595 Riverside Parkway

The City-owned 60-acre site, located between Highway 50 and the Riverside neighborhood along the Colorado River, was recently platted to accommodate future redevelopment. Dos Rios Drive was dedicated on the original plat to provide access from Riverside Parkway to the pre-existing C ³/₄ Road right-of-way. Refinements to the Dos Rios development plan necessitate the slight realignment of Dos Rios Drive and C ³/₄ Road to accommodate the redevelopment.

Community Services Manager Kathy Portner presented this item.

The public hearing was opened at 8:11 p.m.

There were no comments.

The public hearing was closed at 8:11 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4841, an ordinance vacating a portion of the Dos Rios Drive and C ³/₄ Road right-of-way within the Jarvis Subdivision Plat, located at 2595 Riverside Parkway on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried unanimously by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:12 p.m.