

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

April 17, 2019

The City Council of the City of Grand Junction convened into regular session on the 17th day of April, 2019 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Duke Wortmann, Rick Taggart 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 Wortmann led the Pledge of Allegiance which was followed by an invocation by Kristine Bennett, SGI USA.

Presentations

Final Certification of Election Results

City Clerk Wanda Winkelmann presented the final certification of election results.

Proclamations

Proclaiming April 27, 2019 as Arbor Day in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Randy Coleman, Park Maintenance Supervisor accepted the proclamation.

City Manager Report

City Manager Greg Caton spoke of the Badge Pinning Ceremony at the Police Department and all the officers who were recognized. He gave an update on Spring Cleanup in the City and reported it has increased by 200 tons from last year.

Council Reports

Councilmember McArthur participated in the inaugural flight of Allegiant Air from Grand Junction to Mesa, Arizona and spoke of the low cost and convenience of the flight, attended the dedication ceremony of the post office in memory of Officer Derek Geer, and the Grand Junction Police Badge Pinning Ceremony.

Councilmember Wortmann also attended the dedication ceremony of the post office.

Councilmember Kennedy attended the dedication of the post office and recognized Mesa County Sheriff Matt Lewis for his leadership in the Sheriff's Department.

Councilmember Norris attended the ceremonies for Grand Junction Police Department Deputy Chief John Zen's retirement, the badge pinning, and post office dedication.

Councilmember Boeschstein read a list of City Council accomplishments achieved during his terms in office 2011-2019:

- Colorado Creative Zone
- Support CDBG Grants: neighborhood parks, HomewardBound, etc.
- Homeless Assistance: Police and Fire 911, Catholic Outreach, HomewardBound, STRIVE
- Avalon Theatre Restoration
- Art and Culture CMU Art Gallery
- Road Repaving
- New Police and Fire Buildings
- Business Incubator
- Parks: Completion of Canyon View; Lincoln Park: Stadium, Arboretum, New Tennis and Pickle Ball Courts
- Trails: Monument Road Trail, Riverfront Trail Repair
- Historic Preservation; Downtown Plaques
- Las Colonias Riverfront: Amphitheater, Riverfront Trails, Lions Club Plaza, Business Park
- Riverfront at Dos Rios Development
- Buthorn Drain, G Road Drain
- CMU Grants: New Engineering Building, Dormitories, and Scholarships
- Balanced Budgets
- Historic Districts: Lincoln Park, Washington Park
- Epic Off Road Bike Race
- Tour of the Moon Bike Event
- Monument Run
- Designating Historic Neighborhoods and Sites
- Riverfront Concerts and Festivities
- Conservation Activities
- Martin Luther King Jr. Day Proclamation and March
- Cesar Chavez Day Proclamation and Celebration at Las Colonias
- Cinco de Mayo Proclamation and Celebration

- i. Introduction of an Ordinance Zoning the Maverick Estates Annexation R-4 (Residential - 4 du/ac), Located at 2428 H Road and Set a Public Hearing for May 1, 2019

3. Contracts

- a. Purchase of Two Fire Pumper Trucks
- b. Contract for Street Maintenance - 2019 Asphalt Overlay Project
- c. Construction Contract for the Riverfront at Dos Rios Business Park Phase I Project
- d. Orchard Avenue Street Reconstruction Contract Award and Mesa County Memorandum of Understanding Amendment #1

REGULAR AGENDA

Deliberations/Decision Regarding Ordinance No. 4833 - An Ordinance to Amend Chapters 12.04 and 12.08 of the Grand Junction Municipal Code and Section 21.06.010 of the Zoning and Development Code Regarding Camping on Public Property/Public Places

Following the February 20, 2019 public hearing and postponement of deliberations and/or a decision by the City Council, the City Attorney met with representatives of Karis, Inc., HomewardBound of the Grand Valley, the Grand Junction Housing Authority and Grand Valley Catholic Outreach. As a result of those meetings, certain amendments to the ordinance have been made.

City Attorney John Shaver recapped the proposed ordinance with the changes made as a result of meetings with community individuals and organizations, and noted changes only clarified provisions, and added a sunset provision, but did not change the underlining law.

Conversation ensued about the reasonable notice definition.

Scott Aker with the Grand Junction Housing Authority and the HomewardBound Board of Directors spoke of the collaborative effort with the City and resulting changes to the proposed ordinance. He shared some of the resources that are available to assist the homeless population.

Conversation continued clarifying when citations could be issued, if rules would be different for each park or standard to all parks, and the good things that came from the original public hearing such as a lot of public interest and participation in the issue.

Several Councilmembers thanked the team that worked on the ordinance for their input and involvement.

Councilmember Wortmann moved to adopt Ordinance No. 4833 as amended, an ordinance to amend Chapters 12.04 and 12.08 of the Grand Junction Municipal Code and Section 21.06.010 of the Zoning and Development Code regarding camping on public property/public places on final passage and ordered final publication in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion passed by unanimous roll call vote.

Public Hearing - An Ordinance Rezoning Lot 113 of Brookwillow Village from PD (Planned Development) to R-12 (Residential – 12 Dwelling Units per Acre) and R-16 (Residential – 16 Dwelling Units per Acre), Located Directly East of Brookwillow Loop

The site requires a rezone because the development plan for the PD zoning has lapsed. Per an extension to the Brookwillow Village PD, approved on February 14, 2012, the site was to be developed as the final phase of the PD by January 30, 2014. This application for a Rezone has been submitted concurrently with an application for a Preliminary/Final Major Subdivision for the area south of Wolcott Ave. Senior Planner Scott Peterson presented this item.

The public hearing was opened at 7:16 p.m.

There were no public comments.

The public hearing was closed at 7:16 p.m.

Conversation ensued about the zoning in comparison for the surrounding areas, the fit of the development to the neighborhood, and the zoning of the expired Planned Development of the property.

Councilmember Kennedy moved to adopt Ordinance No. 4848, an ordinance rezoning the Senergy Builders, LLC property from PD (Planned Development) to R-12 (Residential – 12 dwelling units per acre) and R-16 (residential – 16 dwelling units per acre) located at Lot 113 Brookwillow Village on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by split roll call vote with Councilmember Boeschenstein voting NO.

Public Hearing - An Ordinance Rezoning to Planned Development and an Outline Development Plan (ODP) for The Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue

The requested Planned Development (PD) zoning and Outline Development Plan will establish the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. Community Services Manager Kathy Portner presented this item.

Ms. Portner responded to a question about the existing levy by stating that development will have to be at least a foot above the flood plain, and the levy will not be relied upon. Clarification was made by City Attorney John Shaver, for the record, on why this area is different than Las Colonias, how the City acquired the property, and the City's authority for reselling the lots on this property.

The public hearing was opened at 7:37 p.m.

Jen Taylor, Diane Schwenke, and Cindy Enos-Martinez (representing the Riverside Neighborhood and Riverside Task Force) spoke in support of this item.

The public hearing was closed at 7:42 p.m.

Conversation ensued about the vision of the property and upholding that vision throughout the development, the hydrology of the flood plains, the existence of a former landfill on parts of this property, and the testing to ensure no hazardous materials still exist.

Councilmember Wortmann moved to adopt Ordinance No. 4849, an ordinance rezoning to Planned Development and an Outline Development Plan (ODP) for The Riverfront at Dos Rios, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue on final passage and ordered final publication in pamphlet form. Councilmember Kennedy 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 7:53 p.m.

W Winkelman

Wanda Winkelmann, MMC
City Clerk

