

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

May 5, 2021

Call to Order. Pledge of Allegiance. Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 5th day of May 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Council President Pro Tem Chuck McDaniel.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Janet Harrell.

Council President Pro Tem McDaniel called the meeting to order and Matilda "Tilly" Stephens-Marner and Lawson Taylor led the Pledge of Allegiance. Councilmember Stout spoke in honor of Tracey Garchar, former Mesa County Human Services Director, which was followed by a moment of silence in his memory.

Citizen Comments

Matilda Stephens-Marner asked citizens to get the COVID-19 vaccine and continue to wear masks.

Richard Swingle congratulated the new councilmembers and encouraged citizens to participate in their local government.

Randy Spydell spoke in favor of and provided Council information on ranked choice voting.

Eric Neiderkruger spoke about citizens killed in police custody, recent policy changes, and suggested a local Police Accountability Board be formed.

Proclamations

Proclaiming May 2 - 8, 2021 as Drinking Water Week in the City of Grand Junction

Councilmember Simpson read the proclamation. Utilities Director Randi Kim accepted the proclamation.

Proclaiming May 9 - 15, 2021 as Police Week in the City of Grand Junction

Councilmember Pe'a read the proclamation. Deputy Police Chief Mike Nordine accepted the proclamation.

Appointments**Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem**

Council President Pro Tem McDaniel opened the floor for nominations for Council President/Ex-Officio Mayor. Councilmember Taggart nominated Council President Pro Tem McDaniel and Councilmember Stout seconded the motion. Council President Pro Tem McDaniel asked for any other nominations; there were none. Councilmember Stout moved to close the nominations. Councilmember Pe'a seconded the motion. Nominations were closed with a unanimous voice vote. Councilmember Stout moved to elect by voice vote Chuck McDaniel to Council President/Ex-Officio Mayor. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Council President Pro Tem McDaniel opened the floor for nominations for Council President Pro Tem/Ex-Officio Mayor Pro Tem. Councilmember Herman nominated Councilmember Stout. Councilmember Simpson seconded the motion. Council President McDaniel asked for any other nominations; there were none. Councilmember Simpson moved to close the nominations. Councilmember Taggart seconded the motion. Nominations closed by voice vote with Councilmember Pe'a voting no. Councilmember Reitz moved to elect by voice vote Anna Stout to Council President Pro Tem/Ex-Officio Mayor Pro Tem. Councilmember Simpson seconded the motion. Motion carried by voice vote with Councilmember Pe'a voting no.

City Clerk Wanda Winkelmann administered the oaths of office to Council President McDaniel and Council President Pro Tem Stout.

Appointments**To the Parks and Recreation Advisory Board**

Councilmember Pe'a moved to appoint Gary Schroen and Michelle Vion to the Parks and Recreation Advisory Board for three-year terms expiring June 2024 and appoint Cindy Enos-Martinez to the Parks and Recreation Advisory Board for a one-year term expiring June 2022. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

To the Zoning Board of Appeals/Planning Commission

Councilmember Pe'a moved to appoint Andrea Haitz for a term ending October 2024 and appoint Sandra Weckerly for a term ending October 2022 to the Planning Commission, and appoint Shanon Secrest to the Zoning Board of Appeals/Planning Commission 1st Alternate for a term ending October 2021. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

To the Urban Trails Committee

Council President McDaniel moved to appoint Ellynnne Bannon to the Urban Trails Committee for a three-year term ending June 2024 and appoint Valerie Dobbs for a two-year term ending June 2023 to the Urban Trails Committee. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

City Manager Report

City Manager Greg Caton did not have a report.

Council Reports

Councilmember Stout provided an overview of what is typically included in Council Reports.

Councilmember Reitz said he is eager to begin his term.

Councilmember Simpson corrected his statement from the May 3rd Workshop regarding the number of ballots that were not counted at a previous election from 5,000 to 500. He then asked for procedural clarification regarding contacting staff directly. Councilmember Taggart explained it is a courtesy to go through the City Manager.

Councilmember Stout said the Commission on Arts and Culture hosted a Cultural Plan Meeting to begin work on a new two-year Strategic Cultural Plan and the Downtown Grand Junction Development Authority/Business Improvement District hosted an open house regarding traffic flow for 4th and 5th Streets.

Councilmember Pe'a encouraged the new councilmembers to become familiar with the new Visit Grand Junction "Where Life Leads" branding which Council recently adopted.

Councilmember Herman commented on how helpful and supportive staff has been and that he is impressed with staff's professionalism and upcoming City projects.

Council President McDaniel attended the Airport Authority Board Workshop where they talked about adopting new bylaws and said that he will be stepping down from that Board.

CONSENT AGENDA

Councilmember Pe'a moved to adopt Consent Agenda items 1 - 4. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the April 19, 2021 Executive Session
- b. Minutes of the April 21, 2021 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance to Amend and Extend Ordinance 4967 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications and Setting a Public Hearing for May 19, 2021
- b. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Blue Mesa Estates Annexation of 13.33 Acres, Located at 3085 D ½ Road, and Setting a Public Hearing for June 16, 2021
 - ii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Reed Annexation of 0.73 Acres, Located at 2733 B ¼ Road, and Setting a Public Hearing for June 16, 2021

3. Contracts

- a. Contract Approval for Trucking for Chip Seal Road Oil
- c. Contract Approval for Chip Seal Road Oil - 2021

4. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program
- b. A Resolution Authorizing the City Manager to Accept Airport Authority Grant Offer No. 67

- c. A Resolution Authorizing the City Manager to Accept Airport Authority Grant Offer No. 68

REGULAR AGENDA

City Attorney John Shaver provided an overview of the differences between Legislative and Quasi-judicial hearings and Council's role for each.

An Ordinance Rezoning the Northern 21.53 Acres of a 43.31 Acre Parcel from an I-1 (Light Industrial) to a R-5 (Residential - 5 du/ac) Zone District, Located at 853 21 ½ Road

Applicant Senergy Builders, LLC requested to rezone a portion 853 21 ½ Road from an I-1 (Light Industrial) zone district to an R-5 (Residential - 5 dwelling units per acre) zone district.

Senior Planner Lance Gloss, and applicant representative, River City Consultants Project Coordinator Tracy States presented this item.

Discussion included that the Brookfield North Development will be completed soon, this area is designated as Tier 2 suburban/residential in the 2020 Comprehensive Plan, there are other areas within the City that can be zoned residential, and this property was annexed in 2009.

The public hearing opened at 6:36 p.m.

There were no public comments.

The public hearing closed at 6:36 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4999, an ordinance rezoning H & M Trust Properties from I-1 (Light Industrial) to R-5 (Residential – 5 du/ac), located at the northern 21.53 acres of 853 21 ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

Award of Contract for Fire Station #3 Construction

Request to award a construction contract to build Fire Station #3 at 582 25 ½ Road to FCI Constructors through a Design-Bid-Build with a Lump Sum price.

Fire Chief Ken Watkins, General Services Director Jay Valentine, and FCI Contractors, Inc. Project Manager Mark Litzen presented this item.

Discussion included clarification that staff recommends this project not be reopened to a new bidding process and why (only one bid received, contractors present at the pre-bid meeting contacted and found to be too busy), it is Council's decision to accept current contract or

reopen the bidding process, what concessions were made from the original to the current bid (City (owner) contingency, shared risk project), comparison of Station #3 construction costs to Station #6 (no landscaping included for #6, current material costs are higher), the demolition and parking lot costs are included in the budgeted amount but may be higher when that work begins, and due to increased market costs the project may be come in higher than when budgeted.

The comment period opened at 7:05 p.m.

There were no comments.

The comment period closed at 7:05 p.m.

Councilmember Reitz moved to authorize the City Purchasing Division to enter into a construction contract with FCI Constructors, Inc for the Fire Station #3 construction project in the Guaranteed Maximum Price (GMP) amount of \$4,570,069.00. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Lawson Taylor said he does not like wearing masks and has been disappointed with closures and restrictions due to COVID-19. He looks forward to a full reopening without any mask mandates.

Other Business

Council President McDaniel suggested scheduling a policy discussion to include topics of making Council less formal and Council speaking directly to staff.

Councilmembers Simpson requested scheduling City budget discussions sooner in the year and have more detailed information provided to Council.

Councilmember Reitz requested information on the City's budget process, Council's role in it, and what details are included in the budget for Council.

Councilmember Taggart suggested adding more workshops in June.

Councilmember Stout thanked students Matilda Stephens-Marner and Lawson Taylor for attending the whole meeting.

Adjournment

The meeting adjourned at 7:17 p.m.

Wanda Winkelmann, MMC
City Clerk