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**CITY COUNCIL AGENDA
WEDNESDAY, OCTOBER 6, 2021
250 NORTH 5TH STREET
[VIRTUAL MEETING - LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming October as National Arts and Humanities Month in the City of Grand Junction

Proclaiming the Week of October 3 - 9, 2021 as Fire Prevention Week in the City of Grand Junction

Appointment

To the Grand Junction Housing Authority

Citizen Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) Virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, October 6, 2021 or 4) submitting comments [online](#) until noon on Wednesday, October 6, 2021 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Council Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Summary of the September 13, 2021 Workshop
- b. Minutes of the September 15, 2021 Regular Meeting
- c. Minutes of the September 15, 2021 Executive Session
- d. Summary of the September 20, 2021 Workshop

2. Set Public Hearings

All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed below.

- a. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Grand Junction Municipal Code by Establishing a Process for Optional Premises Licenses and Setting a Public Hearing for October 20, 2021
 - ii. Introduction of an Ordinance Vacating a Portion of the Orchard Avenue Right-of-Way and Setting a Hearing for October 20, 2021
 - iii. Introduction of an Ordinance to Rezone the Property Located at 1101 Winters Avenue from General Industrial (I-2) to Light Industrial (I-1) and Setting a Public Hearing for October 20, 2021
 - iv. Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and Zoning Approximately 5 Acres from County RSF-R (Residential Single Family - Rural) to R-8 (Residential - 8 du/ac) for the Sage Creek Annexation, Located at 3038 D 1/2 Road, and Setting a Public Hearing for October 20, 2021
 - v. Introduction of an Ordinance Zoning Approximately 2.98 Acres from County PUD (Planned Unit Development) to I-1 (Light Industrial) for

the Phoenix Haus Annexation, Located at 834 21 1/2 Road, and Setting a Public Hearing for October 20, 2021

- vi. Introduction of an Ordinance Rezoning One Parcel Totaling 1.51 Acres from I-1 (Light Industrial) to C-2 (General Commercial) Located at 2150 Hwy 6 and 50 and Setting a Public Hearing for October 20, 2021
- vii. Introduction of an Ordinance Rezoning One Parcel Totaling 26.673 Acres from R-R (Rural-Residential) to MXG-3 (Mixed Use General – 3) Located at 765 24 Road and Setting a Public Hearing for October 20, 2021
- viii. Introduction of an Ordinance to Zone Approximately 19.41 Acres from County PUD and County RSF-R (Planned Unit Development and Residential Single Family Rural 5-Acre Lot Sizes) to a City R-8 (Residential – 8 du/ac) for the Westland Meadows Annexation, the Property Located at 2973 D 1/2 Road, Just West of 30 Road in Pear Park and Setting a Public Hearing for October 20, 2021
- ix. Introduction of an Ordinance Rezoning 12.00 Acres from I-1 (Light Industrial) to C-2 (General Commercial) Located at 2211 Hallco Drive and Setting a Public Hearing for October 20, 2021

3. Continue Public Hearings

- a. Quasi-judicial
 - i. A Resolution Accepting the Petition for the Annexation of 19.41 Acres of Land and Ordinances Annexing the Westland Meadows Annexation to R-8 (Residential - 8 du/ac), on property located at 2973 D 1/2 Road, west of 30 Road in Pear Park (***Will be Continued to October 20, 2021***)

4. Contracts

- a. 2021 Community Development Block Grant (CDBG) Subrecipient Agreements between the Counseling and Education Center, HopeWest, STRiVE, Riverside Educational Center, Mesa County Partners, HomewardBound of the Grand Valley, Mind Springs Health and Housing Resources of Western Colorado and the City of Grand Junction
- b. 2021 North Avenue Sanitary Sewer Improvements Project

5. Resolutions

- a. Resolution Adopting the Grand Junction Fire Department Community Risk Assessment and Standards of Cover
- b. A Resolution Designating the Residence Located at 1155 Grand Avenue in the City Register of Historic Structures, Sites and Districts
- c. A Resolution Renaming a Portion of 27 1/2 Road Abutting the Parcels Currently Addressed 347 and 348 27 1/2 Road to Eddy Drive

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

6. Public Hearings

- a. Legislative
 - i. An Ordinance Making a Supplemental Appropriation for the Purchase of Real Estate at 910 Main Street
 - ii. An Ordinance Making a Supplemental Appropriation for the City Contribution for the Purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project
- b. Quasi-judicial
 - i. A Resolution Accepting the Petition for the Annexation of 6.73 Acres of Land and Ordinances Annexing and Zoning the Reece Annexation to R-5 (Residential – 5 du/ac), Located on Property South 3035 and 3043 F 1/2 Road

7. Contracts

- a. Contract Approval for Construction Management/General Contractor Services for Construction of Fire Station 8

8. Resolutions

- a. A Resolution Adopting the Grand Junction Housing Strategy

9. Non-Scheduled Citizens & Visitors

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

10. Other Business

11. Adjournment