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**CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 15, 2021
250 NORTH 5TH STREET - AUDITORIUM
[VIRTUAL MEETING](#) - [LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Appointments

To the Visit Grand Junction Board

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, December 15, 2021 or 4) submitting comments [online](#) until noon on Wednesday, December 15, 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 November 29, 2021 Workshop
- b. Minutes of the December 1, 2021 Regular Meeting

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 Zoning Approximately 4.79 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-8 (Residential - 8 du/ac) for the Church on the Rock North Annexation, Located at 566 Rio Hondo Road, and Setting a Public Hearing for January 5, 2022
 - ii. Introduction of an Ordinance Amending the Phasing Schedule of the Approved Redlands Mesa Outline Development Plan for Three Remaining Developable Parcels along West Ridges Boulevard, and Setting a Public Hearing for January 5, 2022

3. Contracts

- a. Contract for the Land Use and Development Code Update

4. Resolutions

- a. A Resolution Approving Revisions to the City of Grand Junction Purchasing Manual
- b. A Resolution Authorizing an Outdoor Dining Lease to Tacocorp Worldwide, LLC dba TacoParty Located at 126 S. 5th Street
- c. A Resolution Authorizing an Outdoor Dining Lease to Vin Hospitality, LLC dba 626 on Rood Modern American Cuisine & Wine Bar Located at 626 Rood Avenue

5. Other Action Items

- a. Evaluation of the Value of Both the Gravel Resource and the Cost of Gravel Extraction for the Property Located at 359 29 5/8 Road and Consideration to Not Delay Development Approval until Gravel Extraction has been Accomplished or Protection Provided within the Proposed Goose Downs Subdivision

REGULAR AGENDA

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

6. Public Hearings

- a. Quasi-judicial
 - i. An Ordinance Amending the Comprehensive Plan from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a Rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a total of 8.62 Acres, Located at 2020 ½ S. Broadway; and De-Annexation of a Sliver of Land Transferred through a Boundary Agreement to 2006 and 2010 S. Broadway in Unincorporated Mesa County

7. Resolutions

- a. CDBG Activities: 1) A Resolution to Amend the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program to Reallocate CDBG-CV Round 3 Funds Received via the CARES Act; and 2) Execute a Revised Subrecipient Agreement with Grand Valley Catholic Outreach to Include Additional Round 3 Funds

8. 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.

9. Other Business**10. Executive Session - City Hall Administration Conference Room**

- a. EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO SECTIONS 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT FOR RICHMARK COMPANIES FOR A POSSIBLE RE-DEVELOPMENT/DEVELOPMENT PROJECT AT 200 ROOD AVENUE, GRAND JUNCTION, COLORADO; and,

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO C.R.S. SECTIONS 24-6-402(4)(a) AND/OR 24-6-402(4)(e)(I) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO A POSSIBLE SALE OF REAL PROPERTY LOCATED AT 2600 RIVERSIDE PARKWAY, GRAND JUNCTION, COLORADO

- b. Motion for Executive Sessions

11. Conclusion of Executive Session and Adjournment of December 15, 2021 City Council Meeting - City Hall Administration Conference Room

- a. City Council will return to Open Session to conclude the Executive Sessions; the City Council will not be returning to Open Session in the City Council chambers. Adjournment of the December 15, 2021 City Council meeting will occur in the City Hall Administration Conference Room.