

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

May 18, 2022

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 18th day of May 2022 at 5:30 p.m. Those present were Councilmembers Abe Herman, Chuck McDaniel (virtually), Phillip Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, Interim City Clerk Laura Bauer, Deputy City Clerk Selestina Sandoval, Deputy Police Chief Gary Marak, and Principal Planner David Thornton.

Council President Stout called the meeting to order. Councilmember Herman led those present in the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming May 15 - May 21, 2022 Emergency Medical Services Week in the City of Grand Junction

Councilmember Reitz read the proclamation. Emergency Medical Services Chief Mark McIntire and Fire Chief Ken Watkins accepted the proclamation.

Appointments

To the One Riverfront Commission

Councilmember Herman moved and Councilmember Pe'a seconded to reappoint Lou Patterson, to appoint George Manning, Stefanie Harville, and Nicole Grider to the One Riverfront Commission for terms ending July 2025, and to appoint Kate Ramsay to the One Riverfront Commission for a term ending July 2024. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke regarding the school board meeting, running for Mesa County Sheriff, and a CBS News article on sex education.

Sharon Broker presented solutions to keep the City clean.

Pooka Campbell spoke regarding health equity, sanitation and City-wide access to

dumpsters and bathrooms.

Cheryl Garrett spoke of her experience being houseless.

City Manager Report

City Manager Caton spoke of the first of four community events that was held at Fire Station 6 and invited the public to the next event on July 19, 2022 at 5:30 p.m. at Riverside Park.

Council Reports

Councilmember Pe'a gave an update on the Parks and Recreation Advisory Board.

Councilmember Simpson gave an update on the Horizon Drive Association Business Improvement District and Grand Valley Regional Transportation Committee.

Councilmember Herman gave an update on the Urban Trails Committee, Grand Junction Economic Partnership, and Homeless Coalition.

Councilmember McDaniel attended the Newcomers Club event and a meeting with Mark Harrison, Chief Executive Officer of Intermountain Hospital.

Councilmember Reitz gave an update on the Historic Preservation Board, the Commission on Arts and Culture, and expressed excitement to join the Homeless Coalition.

Councilmember Taggart requested a timeline (calendar) of affordable housing efforts.

Council President Stout invited other Councilmembers to attend the Colorado Municipal League Conference in June.

CONSENT AGENDA

Councilmember Simpson asked for item 3.c. to be removed.

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt Consent Agenda items #1 - #4 excluding item #3.c. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the May 2, 2022 Workshop
- b. Minutes of the May 4, 2022 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of Two Ordinances Establishing a) Truck Routes and b) Regulations on Compression Brakes and Setting a Public Hearing for June 1, 2022
 - ii. Introduction of an Ordinance Amending Sections 10.04.020 and 10.04.1412 of the Grand Junction Municipal Code Pertaining to Traffic Related Definitions and the Operation of Bicycles and Other Low Speed Conveyances and Pedestrians Approaching Controlled Intersections and Setting a Public Hearing for June 1, 2022
- b. Quasi-judicial
 - i. Introduction of an Ordinance Rezoning One Parcel Totaling 2.17 Acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) Located at 2730 B Road and Setting a Public Hearing for June 1, 2022

3. Procurements

- a. Daycare Center Electrical Improvements Project
- b. Daycare Center Plumbing Installation
- c. City Hall HVAC Replacement – ***MOVED TO REGULAR AGENDA***
- d. Construction Observation for Hogchute Dam Improvements 2022

4. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program for the 4th and 5th Street Corridor Enhancement Project
- b. A Resolution Appointing a Cannabis Hearing Officer
- c. A Resolution Ratifying the Sale Agreement for 2600 Riverside Parkway
- d. A Resolution Approving a Conveyance of a Utility Easement to Cynthia and Stephen Coop and Grand Valley Rural Power Lines Across City

Property/Property Located at/in the Vicinity of 4901 Purdy Mesa Road, Mesa County, Colorado

- e. A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

REGULAR AGENDA

City Hall HVAC Replacement

This project is part one of two to replace the aging HVAC units on City Hall. The current HVAC units on the roof have served their purpose for 22 years while having a life expectancy of 15 years. Since these units have a long lead time, the goal is to do a scheduled replacement to avoid a potentially catastrophic failure of the buildings' primary heating and cooling system.

Jay Valentine answered Council's questions regarding the process of choosing the providers in relation to OMNIA Partners, budgeting, and the funding of this project.

Councilmember Simpson moved and Councilmember Herman seconded to authorize Purchasing to enter into a contract with Trane for the Cityhall HVAC Replacement.

An Ordinance to Reenact Ordinance No. 4833 Regarding Camping on Public Property/Public Places with the Elimination of the Sunset Clause

Ordinance No. 4833 regarding camping on public property/public places was enacted on April 17, 2019 and included a sunset provision requiring action by City Council within sixty days of the third anniversary of the adoption of the ordinance or the ordinance terms will expire in their entirety. This ordinance will amend Ordinance No. 4833 with the elimination of the sunset clause.

City Attorney John Shaver presented this item and Deputy Police Chief Gary Marak spoke on how the ordinance has been applied by the Grand Junction Police Department (GJPD).

Council asked about the procedures used to connect the homeless community with resources. It was noted that only 14 citations were issued in three years where over 1,000 contacts were made. Concerns were expressed regarding substance abuse as a voluntary condition per the ordinance and how it relates to the violation of rules of the shelter that must be respected, and staff's challenge in balancing civil order and property rights. Staff was commended for their co-responder model for homelessness.

The public hearing opened at 6:30 p.m.

Eric Niederkruger spoke regarding the increase of the homeless community and the

need for a dedicated homeless camp.

Jan Luwells spoke of the challenge of homeless shelters for people with mental illness.

Cheryl Garrett gave her personal account with GJPD providing her with resources and her concern of the number of others experiencing homelessness and limited resources.

David Sauders suggested amending the sunset clause to be reviewed annually.

Pooka Campbell expressed concern with gaps in services for the homeless community.

Kim Smith shared her research of the Colorado Village Collaborative in Denver.

Estefania Vasquez asked if another sunset clause could be considered.

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

Conversation ensued regarding the need for the ordinance to preclude certain behaviors, the consideration of keeping the sunset clause, support for removing the sunset clause because the current process is working, how the City needs to focus on the overall homeless issue, and using annual reporting to ensure the program continues to work in lieu of the sunset clause.

Councilmember Simpson moved and Councilmember Herman seconded to adopt Ordinance No. 5071, an ordinance to amend Ordinance No. 4833 regarding camping on public property/places with a finding of the satisfaction and the elimination of the sunset clause on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

A Resolution Accepting the Petition for the Annexation of 2.37 Acres of Land and Ordinances Annexing and Zoning the Twenty Eighty Broadway Annexation to R-5 (Residential - 5 du/ac), Located at 2080 Broadway

The Applicant, Redlands Limited, requested annexation of 1 parcel of land and a zone of annexation to R-5 (Residential 5 du/ac) for the Twenty Eighty Broadway Annexation. The approximately 2.37-acre annexation is located at 2080 Broadway. The subject property has a residence on the southern portion of the property and the northern portion of the property is undeveloped.

The property is Annexable Development per the Persigo Agreement and is being sought in anticipation of developing the vacant portion of the property. The proposed zone district of R-5 is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan and the City R-4 and R-5 zoning nearby as well as adjacent Mesa County zoning of RSF-4 within the unincorporated area north of Broadway.

Principal Planner David Thornton presented this item.

Jeffrey Flemming with Colorado Land Advisors gave an applicant presentation.

The public hearing opened at 7:35 p.m.

Lynn Elliott spoke in opposition to the R-5 zoning and setback limits.

The public hearing closed at 7:39 p.m.

Conversation ensued regarding whether this annexation could be considered infill, minimum allowable homes of the R-5 zoning, and the criteria necessary in the findings of fact to move forward.

Councilmember Pe'a moved and Councilmember Reitz seconded to adopt Resolution No. 43-22, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Twenty Eighty Broadway Annexation, approximately 2.37 acres, located at 2080 Broadway, to adopt Ordinance No. 5072, an ordinance annexing territory to the City of Grand Junction, Colorado, Twenty Eighty Broadway Annexation, approximately 2.37 acres, located at 2080 Broadway, and adopt Ordinance No.5073, an ordinance zoning the Twenty Eighty Broadway Annexation to R-5 (Residential - 5 du/ac) zone district, from Mesa County RSF-4 (Residential Single Family 4 du/ac) on final passage and ordered final publication in pamphlet form.

Non-Scheduled Citizens & Visitors

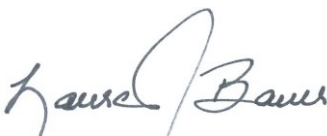
There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:48 p.m.



Laura Bauer, MMC
Interim City Clerk

