

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

June 7, 2023

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 7th day of June 2023 at 5:40 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Janet Harrell, Public Works Director Trenton Prall, Principal Planner/CDBG Administrator Kristen Ashbeck, Interim Planning Supervisor Nicole Galehouse, Senior Planner Daniella Acosta and Principal Planner David Thornton.

Council President Stout called the meeting to order and Councilmember Beilfuss led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming June 2023 as Immigrant Heritage Month in the City of Grand Junction

Councilmember Reitz read the proclamation and Mesa County Public Library Tutor Ana Carbajal Barajona accepted the proclamation.

Appointments

To the Parks and Recreation Advisory Board

Council President Pro Tem Herman moved and Councilmember Kennedy seconded to reappoint William Findlay, Byron Wiehe and Nancy Stippel to the Parks and Recreation Advisory Board for three-year terms ending June 2026. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke about sex education classes and options for homeless residents.

“Z” expressed concerns regarding the City’s new E-scooters.

Rickie Howie complemented the City on the beautiful downtown area and Lincoln Park. She also asked the City to review their facility use contracts.

City Manager Report

City Manager Caton did not provide a report.

Council Reports

Councilmember Beilfuss attended the annual Junior College (JUCO) World Series Banquet, toured the Horizon Drive PACE facility and heard citizen concerns at the pickle ball court.

Councilmember Reitz invited everyone to the Juneteenth event on June 17th at Lincoln Park.

Councilmember Kennedy attended the Forestry Board meeting.

Council President Pro Tem Herman attended the Parks and Recreation Advisory Board meeting.

Council President Stout thanked Ellie King for coming to the Council meeting. She then said she spoke at the Grand Valley Chamber of Commerce State of the Valley Event and attended the following: the Police Department Badge Pinning and Award Ceremony, the Associated Governments of Northwest Colorado (AGNC), the AGNC Comprehensive Economic Development Strategy Committee, Colorado Municipal League Spring Outreach and Visit Grand Junction (noting JUCO has provided a major economic boost to the City for over 60 years). She then invited everyone to the Special Olympics opening event on June 9th.

CONSENT AGENDA

Councilmember Reitz moved and Councilmember Kennedy seconded to adopt Consent Agenda items #1 - #3. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the May 15, 2023 Workshop
- b. Summary of the May 17, 2023 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning Approximately 17.42 Acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 du/ac), Located at the Northeast Corner of 31 and E ½ Roads and Setting a Public Hearing for June 21, 2023

- ii. Introduction of an Ordinance Zoning Approximately 2.714 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential – 4 du/ac) for the Mustang Ridge 1, 2 and 3 Annexation, Located at 880 26 ½ Road, and Setting a Public Hearing for June 21, 2023
- iii. Introduction of an Ordinance Vacating a 9,966 Square-foot Area of Public Right-of-Way Adjacent to the Property Located at 2345 West Ridges Boulevard and Setting a Public Hearing for June 21, 2023
- iv. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6 Acre Parcel Located at 2345 West Ridges Boulevard over a 5-Year Timeframe and Setting a Public Hearing for June 21, 2023

3. Procurements

- a. Purchase Solid Waste and Recycle Curbside Collection Carts
- b. Authorize Change Order #2 with Garney Construction for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project
- c. Construction Contract for 27 Road Sewer Replacement Project

REGULAR AGENDA

Contract for Canyon View Park Pavement Reconstruction

The existing asphalt pavement in Canyon View Park has begun to exhibit significant distress, indicating it has reached the end of its useful life cycle and requires replacement.

This project will include the construction of approximately 34,405 square yards of 3" asphalt pavement, 15,000 linear feet of pavement striping and removal of the existing pavement while allowing the park to remain open and accessible for all users by phasing the work schedule.

Public Works Director Trenton Prall presented this item.

Discussion included the parking areas are 10 to 25 years old, the existing asphalt is not as thick as roads, the area has a high water table, chip/sealing is not the best option for parking lots, there was a high incidence of “cut through” traffic due to previous road construction, this has been a lower priority project that has been bumped, completion of this project will not delay the Redlands bridge project, this was not considered as a self-performance project, the City is not able to perform asphalt overlay work efficiently, and

that only one bid was received for this project.

The public comment period opened at 6:20 p.m.

There were no public comments.

The public comment period closed at 6:20 p.m.

Council President Pro Tem Herman moved and Councilmember Simpson seconded to authorize the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies for the Canyon View Park Pavement Reconstruction project for the amount of \$1,302,155.65. Motion carried by unanimous roll call vote.

Consider Funding Allocations for the 2023 Community Development Block Grant Program Year, and Setting a Public Hearing for Adoption of the 2023 Annual Action Plan for July 19, 2023

City Council considered which activities and programs to fund for the Community Development Block Grant (CDBG) 2023 Program Year. The City will receive \$388,985 for the 2023 Program Year that will begin once the 2023 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development. In addition, unexpended funds from a previous program year in the amount of \$28,443 will be reallocated with the 2023 Program Year funds.

Principal Planner/CDBG Administrator Kristen Ashbeck presented this item.

Discussion included praise for streamlining the administrative process, about 20% of this year's funds will be used toward plan administration due to transition training, this funding will complete the Palmer Street/Highway 50 sidewalk section, all CDBG funding can be used for capital projects however the City made a policy decision to use some for non-profit organizations, and the Mother Theresa Place request was for the City water tap and sewer fees.

The public hearing opened at 6:32 p.m.

Grand Valley Catholic Outreach Director of Development and Communications Beverly Lampley explained they did not have final numbers for Mother Theresa Place, so the amount requested was estimated.

The public hearing closed at 6:34 p.m.

Councilmember Kennedy moved and Council President Pro Tem Herman seconded to approve the proposed funding requests and set a public hearing for adoption of the 2023 Annual Action Plan for July 19, 2023. Motion carried by unanimous roll call vote.

A Resolution Approving an Institutional and Civic Master Plan for St. Mary's Hospital and Medical Center

Council President Pro Tem Herman disclosed that his wife works for St. Mary's Hospital/Intermountain Health (SMH) and Councilmember Reitz disclosed that he also works for SMH, but neither were involved in administrative issues. Councilmember Nguyen disclosed he lives within the Master Plan area. There were no concerns regarding conflicts of interest with any of the disclosures.

St. Mary's Hospital requested approval of Master Plan 2023, which has been shared with neighbors and reviewed by the Board of Directors, that will be used to develop site and facility plans that may not only meet St. Mary's forward-thinking goals but also support the City's mandate to assure residents have easy and safe access to hospital provided services. Over the past 28 years, St. Mary's Healthcare submitted and received approval for five Master Plans in 1995, 2000, and 2005 (amended in 2006), 2011, and 2017.

Interim Planning Supervisor Nicole Galehouse and applicant representative St. Mary's Vice President of Business Development Dan Prinster presented this item.

Discussion included suggestions that SMH continue to look for and include alternative transportation options in their plans.

The public hearing opened at 6:54 p.m.

There were no public comments.

The public hearing closed at 6:54 p.m.

Councilmember Simpson moved and Councilmember Kennedy seconded to adopt Resolution No. 47-23, a resolution concerning the approval of Master Plan 2023 for St. Mary's Hospital and Medical Center, FMP-2023-60, with the findings of fact described in the staff report. Motion carried by unanimous roll call vote.

An Ordinance Zoning Approximately 0.68 Acres from B-1 (Neighborhood Business) to PD (Planned Development; Facilities Master Plan), Located at the Northeast Corner of Wellington Avenue and North 7th Street

Council President Stout clarified the rezone request needs to be corrected to be the southeast (not northeast) corner of Wellington Avenue and North 7th Street.

St. Mary's Hospital and Medical Center requested a district rezone for 0.68 acres located at the southeast corner of Wellington Avenue and N. 7th Street from B-1 (Neighborhood Business) to PD (Planned Development; Facilities Master Plan) which is consistent with the Commercial Land Use category of the Comprehensive Plan.

The surrounding development is zoned PD as part of the St. Mary's hospital campus, with some B-1 properties to the southwest. The subject property and all surrounding properties have a Land Use designation of Commercial that transitions to varying densities of residential zoning.

Interim Planning Supervisor Nicole Galehouse and applicant representative St. Mary's Vice President of Business Development Dan Prinster presented this item.

The public hearing opened at 7:01 p.m.

There were no public comments.

The public hearing closed at 7:01 p.m.

Councilmember Kennedy moved and Council President Pro Tem Herman seconded to adopt Ordinance No. 5153, an ordinance rezoning approximately 0.68 acres located at the southeast corner of Wellington Avenue and N. 7th Street from a B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district, City file number RZN-2023-70, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Council took a break at 7:03 p.m.

The meeting resumed at 7:15 p.m.

A Resolution Accepting the Petition for Annexation of 9.31 Acres of Land and Ordinances Annexing and Zoning the Recla Metals Annexation from County I-2 (General Industrial District) to City I-1 (Light Industrial), Located at 479 30 Road

Recla Metals, L.L.L.P. requested annexation of 9.31 acres which consists of one parcel of land and a portion of right-of-way located at 479 30 Road. This property which has a single-family residence, is Annexable Development per the Persigo Agreement. The applicant has also requested the property be zoned to City I-1 in anticipation of redevelopment as a steel service center that recycles metals into wholesale architectural building materials.

Senior Planner Daniella Acosta and applicant representative Colorado Land Advisor Urban Planner Jeffery Fleming presented this item.

Discussion included Recla Metals will generate sales tax revenue.

The public hearing opened at 7:29 p.m.

Francesca Corbett, a neighbor of the proposed annexation, expressed concerns regarding the proposed commercial zoning at this location as it is close to what is mainly a residential area.

The public hearing closed at 7:32 p.m.

Council President Pro Tem Herman moved and Councilmember Simpson seconded to adopt Resolution No. 48-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Recla Metals Annexation, comprising 9.31 acres, located at 479 30 Road, as well as adopt Ordinance No. 5154, an ordinance annexing territory to the City of Grand Junction, Colorado, the Recla Metals Annexation, comprising 9.31 acres located at 479 30 Road, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Councilmember Simpson moved and Council President Pro Tem Herman seconded to adopt Ordinance No. 5155, an ordinance zoning the Recla Metals Annexation to I-1 (Light Industrial) zone district, from Mesa County I-2 (General Industrial District) 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 17.802 Acres of Land and Ordinances Annexing and Zoning the KIA Annexation to C-1 (Light Commercial), Located at 2980 Highway 50

Grand West Holdings #1, LLC requested a zone of annexation to C-1 (Light Commercial) for the KIA Annexation, approximately 17.802 acres which consists of one parcel of land located at 2980 Highway 50; the property has 11 vacant acres, a KIA auto dealership business and a single-family residence. The annexation is being sought in anticipation of construction of a single-family residence and is Annexable Development per the Persigo Agreement. The proposed zone district of C-1 is consistent with the Commercial Use Land Use category of the Comprehensive Plan.

Principal Planner David Thornton and applicant representative KAART Group Planning Manager Ty Johnson presented this item.

Discussion included that planning for the 11 vacant acres will begin if the annexation is adopted.

The public hearing opened at 7:43 p.m.

There were no public comments.

The public hearing closed at 7:43 p.m.

Councilmember Kennedy moved and Council President Pro Tem Herman seconded to adopt Resolution No. 49-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the KIA Annexation, approximately 17.802 acres, located at 2980 Highway 50, as well as adopt Ordinance No. 5156, an ordinance annexing territory to the City of Grand Junction, Colorado, KIA

Annexation, approximately 17.802 acres, located at 2980 Highway 50, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Council President Pro Tem Herman moved and Councilmember Reitz seconded to adopt Ordinance No. 5157, an ordinance zoning the KIA Annexation to C-1 (Light Commercial) zone district, from Mesa County PUD (Planned Unit Development) on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Simpson requested Council review the decision on whether the City or County should run the City elections, to be referred to the Agenda Committee.

Council President Stout said she would like to run for the Colorado Municipal League Executive Board and asked Council if they would provide a letter of endorsement for her which would allow her to run. Council concurred.

Adjournment

The meeting adjourned at 7:51 p.m.

Amy Phillips, CMC
City Clerk

