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**CITY COUNCIL AGENDA
WEDNESDAY, JULY 16, 2025
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming July as Parks and Recreation Month in the City of Grand Junction

Presentations

Recognition of Jody Kole, Grand Junction Housing Authority

Redlands 360 Development - Updates from Developer

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

The public has four options to provide Public 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, July 16, 2025 or 4) submitting comments [online](#) until noon on Wednesday, July 16, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison 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 June 16, 2025, Workshop
- b. Minutes of the June 18, 2025, Regular Meeting
- c. Summary of the June 30, 2025, Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Rezoning One Parcel Totaling 4.33 Acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) Located at 2426 Road, and Setting a Public Hearing for August 6, 2025
 - ii. Introduction of an Ordinance Vacating Approximately 0.09 Acres of an Alley Right-of-way, Located Between Riverside Parkway and West Main Street, and Setting a Public Hearing for August 6, 2025
 - iii. Introduction of an Ordinance Rezoning Approximately 3 Acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) Zone District Located at 830 Gunnison Ave, and Setting a Public Hearing for August 6, 2025
 - iv. Introduction of an Ordinance Vacating Approximately 7,772 Square Feet of a 20-foot-wide Alley Right-of-Way Located at 830 Gunnison Avenue Between N. 8th Street and the Vacated N. 9th Street Right-of-Way Adjacent to Washington Park, and Setting a Public Hearing for August 6, 2025

3. Agreements

- a. Authorize the City Manager, on Behalf of the City for the Persigo Wastewater Treatment Plant at 2145 River Road, to Enter into a Boundary Line Agreement with Donna and Martin Azcarraga, Owners of the Parcel Abutting on the East of the City Property and Ratify the Actions of Staff to Date in Negotiating the Agreement
- b. Authorize Reimbursement Agreement with Ute Water Conservancy District for Waterline Replacement as Part of Four Canyon Parkway Project

4. Procurements

- a. Ratify Construction Contract for the Grand View Commons Subdivision Development and Authorize Change Order #1 Adding Scope
- b. Authorize Construction Contract for the Four Canyons Parkway Phase 2B Capacity Improvements
- c. Authorize Construction Management/General Contractor (CM/GC) Contract with Zak Dirt for the Juniata Dam Outlet Replacement
- d. Authorize a Change Order to Add Scope to the Guaranteed Maximum Price for Data Cabling at the New Community Recreation Center at Matchett Park

5. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Colorado Department of Local Affairs Housing Planning Grant Program
- b. A Resolution Approving the Issuance of a Revocable Permit Within 5.5 Square Feet of the Patterson Road Right-of-Way for Signage Adjacent to 2648 Patterson Road
- c. A Resolution Authorizing an Incurred Cost Contract with the Colorado Department of Transportation for I-70B Phase 7 Waterline Replacements
- d. A Resolution for Reimbursement from Bond Proceeds for Capital Expenditures Related to Transportation Expansion Projects

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. A Resolution Adopting the 2025 Program Year Annual Action Plan as a Part of the City of Grand Junction 2021, Five-Year Consolidated Plan for the Grand Junction, Colorado Community Development Block Grant (CDBG) Program
 - ii. An Ordinance Enacting a Moratorium With Findings, Intent, and Purpose to Suspend All Regulations Related to Group Living within Title 21 of the Grand Junction Zoning and Development Code;

Providing that the Moratorium Shall be in Effect for a Period Which Shall Terminate at the Earliest of the City's Adoption of Further Amendment(s) to Title 21 of the Grand Junction Zoning and Development Code Regarding Group Living or the Expiration of 365 Days from the Effective Date of this Ordinance

- iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Definitions and Regulations Related to Household Occupancy Limits and Group Living Facilities
- iv. An Ordinance to Adopt and Amend the 2024 Editions of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, The Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with Certain Amendments; and Repealing All Other Ordinances and Parts of Ordinances in Conflict Therewith
- v. An Ordinance for the 2024 International Fire Code and Amendments Thereto, Repealing All Other Resolutions, Ordinances, and Parts of Ordinances in Conflict Therewith

7. Resolutions (not public hearings)

- a. A Resolution Amending Building Code Fees for the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and Fuel Gas Code as Adopted by the State of Colorado, the National Electric Code as Adopted by the State of Colorado, the Model Electric Ready and Solar Ready Code as Adopted by the State of Colorado, and the 2021 International Energy Conservation Code
- b. Resolution Adopting Fire Prevention Fees in Relation to Services Provided in Accordance with the 2024 International Fire Code and Repealing Any Prior Fire Prevention Fees in Conflict Therewith
- c. A Resolution Delegating to the Colorado Housing And Finance Authority (CHFA) the Authority to Issue Bonds and Authorizing a Delegation Agreement Using 2023 and 2024 Private Activity Bond Volume Cap in Support of the Ascent Project, an Affordable Housing Development
- d. A Resolution Assigning the 2025 Private Activity Bond Volume Cap to the Colorado Housing and Finance Authority (CHFA) in Support of the Ascent Project, an Affordable Housing Development

8. Non-Scheduled Comments

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. Adjournment