

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

December 4, 2019

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 4th day of December, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phillip Pe'a, Duke Wortmann and Council President Rick Taggart. Councilmembers Phyllis Norris and Anna Stout were absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann and Deputy City Clerk Selestina Sandoval.

Council President Taggart called the meeting to order. Mark Redd, Fruita Seminary Principal for the Church of Jesus Christ of Latter-day Saints provided the invocation.

Proclamations

Proclaiming December 7, 2019 as National Pearl Harbor Remembrance Day in the City of Grand Junction

Councilmember Wortmann read the proclamation. Grand Junction Veterans Administration Medical Center Acting Director Patrick Hull accepted the proclamation.

Proclaiming December 18, 2019 as International Day of the Migrant in the City of Grand Junction

Councilmember Pe'a read the proclamation. Denise Rodriguez accepted the proclamation.

Citizen Comments

Ed Kowalski stated he met with the City Manager to discuss community guidelines.

Bruce Lohmiller spoke on homeless camps and the need for shelters.

Jim Schults spoke on pickleball and the need for more courts, and proposed some ideas on how to fill this need.

City Manager Report

City Manager Caton did not provide a report.

Council Reports

There were no reports given.

CONSENT AGENDA

Council President Taggart spoke on item 2.a.i., the Casas de Luz Planned Development, and said he would recuse himself on voting on this item when it is put to vote before City Council at the Public Hearing on December 18, 2019 City Council Meeting.

Councilmember Andrews moved to adopt Consent Agenda items #1 - #4. Councilmember Wortmann seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the November 18, 2019 Special Session
- b. Summary of the November 18, 2019 Workshop
- c. Minutes of the November 20, 2019 Special Session
- d. Minutes of the November 20, 2019 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduce an Ordinance to Amend the Phasing Schedule of the Previously Approved Planned Development to Allow 20 Residential Lots and Condominium Units on 1.88-Acres for the Casas de Luz Planned Development, Located at West Ridges Boulevard and School Ridge Road and Set a Public Hearing for December 18, 2019
 - ii. Introduce an Ordinance to Vacate Undeveloped Westcliff Drive Public Right-of-Way (0.18 ac) as Part of the Development of the Proposed Court on G Subdivision and Set a Public Hearing for December 18, 2019

3. Resolutions

- a. Resolutions Levying Taxes for the Year 2019 in the City of Grand Junction, Colorado and the Downtown Development Authority

- b. A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2020
- c. A Resolution for Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor
- d. A Resolution Amending the Intergovernmental Agreement Concerning the Grand Valley Regional Transportation Commission and Adopting Rules and Bylaws

4. Other Action Items

- a. Cancellation of the January 1, 2020 City Council Meeting

REGULAR AGENDA

An Ordinance to 1) Amend the Comprehensive Plan Future Land Use Map from Residential Medium (4-8 du/ac) to Residential High Mixed Use and 2) Rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on a 3.58-Acre Property Located at 621 26 ½ Road

REE Development, LLC requested two actions on a 3.58-acre property located at 621 26 ½ Road. The requests were to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone the property from R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) in anticipation of a future multi-family development on the property.

Associate Planner Senta Costello reviewed the item.

The public hearing opened at 6:28 p.m.

Carol Bergman spoke against this item.

The public hearing closed at 6:31 p.m.

Discussion included potential traffic plans for that area, the zoning of the subdivision and surrounding areas, and cooperative concept in the context of this development.

Councilmember Andrews moved to adopt Ordinance No. 4891, an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential-High Mixed Use and Rezoning to R-24 (Residential 24 units per acre) for 3.58 acres located at 621 26 ½ Road on final passage and ordered final publication in pamphlet form. Councilmember McDaniel

seconded the motion. Motion carried by roll call vote with Councilmember Wortmann voting no.

Ordinance to Amend Part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances Relating to Sales and Use Tax Definitions

The Colorado General Assembly adopted Senate Joint Resolution (SJR) 14-038, asking the Colorado Municipal League to develop a package of standardized definitions for sales and use tax terms. Municipalities were encouraged to adopt the standardized definitions to create uniformity and simplicity for businesses that are multi-jurisdictional and must remit directly to different municipalities.

City Attorney Shaver reviewed the item.

The public hearing opened at 6:44 p.m.

There were no public comments.

The public hearing closed at 6:44 p.m.

Discussion encompassed how the County defines their sales and use tax in regards to food and candy, and possible discrepancies between their definition and the City's.

Councilmember Wortmann moved to adopt Ordinance No. 4892, an ordinance to amend part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances relating to sales and use tax definitions on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2020 and Ending December 31, 2020

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The 2020 Recommended Budget has been discussed with City Council during four budget workshops (September 30th, October 14th, October 28th, and November 4th) with complete documents being provided to City Council and the public including capital projects, economic development funding, and nonprofit funding as well as a complete line item budget detail by fund. In total the 2020 budget decreased from November 4th by \$1.3 million (increase \$1.2 million transportation expansion, decrease \$2 million water projects, and decrease \$500,000 grant removal) and the total recommended budget is now \$161 million. The first public presentation and hearing was November 20th and December 4th was the second public hearing with final consideration of the 2020 Recommended Budget and adoption of the appropriation

ordinance.

City Manager Caton reviewed the proposed 2020 City Budget.

The public hearing opened at 7:02 p.m.

Dennis Simpson expressed concerns about the budgeting process.

Richard Swingle spoke about strategic versus operational budgeting.

The public hearing closed at 7:08 p.m.

Discussion included: Government Finance Officers Association ratings, process, and awards; the budget reporting process and its alignment to the Strategic Plan; actual and variances on annual budgets; and annual budgets as operational budgets vs. long term capital planning for alignment with the Strategic Plan.

Councilmember Duke Wortmann moved to adopt Ordinance No. 4893, together with the documentation of the proposed revenue and expenses prepared in support of the budget and ordinance, all as if fully set forth, appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020, also known as the annual appropriation ordinance on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:07 p.m.

Wanda Winkelmann, MMC
City Clerk