

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

**October 7, 2020**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 7<sup>th</sup> day of October 2020 at 5:31 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Rick Taggart, and Council President Duke Wortmann.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval. Council President Wortmann called the meeting to order and student Iralind Hayworth led the Pledge of Allegiance which was followed by a moment of silence.

**Citizen Comments**

Bruce Lohmiller spoke of the Laurel House, concerns with the Veteran's Administration, and running for U.S. Senate.

Patrice Whistler, Curtis Comeau, and Raymond Plieness spoke of 1,285 petitions they submitted to Council for open space in the Redlands 360/Easter Hill Area.

Travis Brewer spoke about the need for barriers around canals to protect children and pets. He is a part of a group that has started collecting funds for a project named Addie's Fence.

Iralind Hayworth spoke of the importance of canal safety and what she is doing to help this cause at Grand Junction High School.

**Proclamations**

**Proclaiming October 4 -10, 2020 as Fire Prevention Week in the City of Grand Junction**

Councilmember Pe'a read the proclamation and Fire Chief Ken Watkins was present to accept it.

**Proclaiming October 2020 as Arts and Humanities Month in the City of Grand Junction**

Councilmember Stout read the proclamation and Commission on Arts and Culture Chair Donna Fullerton was present to accept it.

**Certificates of Appointment to the Planning Commission and Zoning Board of Appeals**

Councilmember Andrews addressed the Certificates of Appointment to the Planning Commission and Zoning Board of Appeals.

**City Manager Report**

City Manager Caton spoke of a celebration on October 16, 2020 merging Food Truck Fridays and the completion of the new Lunch Loop Trailhead.

**Council Reports**

Councilmember Stout gave an update of the Grand Valley Task Force (working groups are still collaborating and will come together in January to update of progress).

Councilmember Andrews attended a check presentation where Spectrum awarded \$4,000 and 84 safe and healthy home kits to Mesa County Partners.

Councilmember McDaniel gave a report on the Persigo Agreement Task Force.

Council President Wortmann spoke of the budget.

**CONSENT AGENDA**

Councilmember Andrews moved to adopt Consent Agenda items 1-3. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Summary of the September 14, 2020 Workshop
- b. Minutes of the September 16, 2020 Regular Meeting
- c. Minutes of the September 14, 2020 Executive Session

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Amending Chapter 2 of the Grand Junction Municipal Code Regarding Campaign Violations and Set a Public Hearing for October 21, 2020

- b. Quasi-judicial
  - i. Introduction of an Ordinance Amending the Comprehensive Plan Future Land Use Designation for a Property of 4.55 Acres Located at 2515 Riverside Parkway from Business Park Mixed Use to Commercial and Introduction of an Ordinance Rezoning Said Property from CSR (Community Services and Recreation) to C-2 (General Commercial) and Set a Public Hearing for October 21, 2020
  - ii. Introduction of an Ordinance Zoning the Airport North Boundary Annexation, Approximately 187.69 Acres to a City Planned Development - PAD (Planned Airport Development) and Amending the Outline Development Plan (ODP), Located Generally at the Northern Edge of the Grand Junction Regional Airport, Parcels 2701-113-00-002 and 2705-154-00-003, and Set a Public Hearing for October 21, 2020
  - iii. Introduction of an Ordinance Amending the Planned Development (PD) Zoning Ordinance and Development Plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7<sup>th</sup> Street, and Set a Public Hearing for October 21, 2020
  - iv. Introduction of an Ordinance to Rezone 8.24 Acres from R-O (Residential Office) to BP (Business Park) Located at 1405 Wellington Avenue and Set a Public Hearing for October 21, 2020

## **REGULAR AGENDA**

### **An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-20**

Alley Improvement Districts are formed in partnership with property owners after a majority of owners petition the City for the district and corresponding alley improvements. The cost is then shared between the property owners and the City.

The alley running East to West from 10<sup>th</sup> to 11<sup>th</sup> Street, between Pitkin Avenue and Ute Avenue has been improved under this structure. The ordinance approves the assessable costs to the property owners and real property.

Public Works Director Trent Prall presented this item.

The public hearing opened 6:08 at p.m.

There were no comments.

The public hearing closed at 6:08 p.m.

Councilmember McDaniel moved to adopt Ordinance No. 4957, an Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-20, in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11<sup>th</sup> Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**A Resolution to Authorize \$7 Million Loan Contract with the Colorado Water Conservation Board for the Purdy Mesa Flowline Replacement Project**

The Purdy Mesa Flowline is a water supply pipeline of approximately 17.5 miles between the City's watershed on the Grand Mesa and the City's Water Treatment Plant in Orchard Mesa. It is the primary structure that conveys raw water from the Juniata Reservoir to the water treatment plant. The Purdy Mesa Flow Line was originally constructed in 1955 of 18-inch and 20-inch diameter steel pipe. Steel pipe is subject to corrosion and water line breaks, particularly in corrosive soils like we have in the vicinity of the Purdy Mesa Flow Line. The average useful life of steel water pipelines is 50 years and the Purdy Mesa Flow Line has exceeded its useful life. While portions of the flow line were lined with mortar in 1968 to extend the service life, the exterior of the pipeline is still subject to corrosion which can lead to waterline breaks.

Utilities Director Randi Kim presented this item.

City Attorney Shaver noted the 5<sup>th</sup> paragraph of the resolution speaks to the section of the Colorado Constitution that specifically exempts this kind of debt from requiring voter approval.

Discussion ensued regarding the loans that are currently outstanding, pledged revenues, and base rate increases covering the debt servicing of the loan.

The floor was opened for public comment at 6:18 p.m.

There were no public comments.

Councilmember Pe'a moved to adopt Resolution No. 62-20, a resolution authorizing the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan in the amount of \$7,070,000.00 for the construction of the Purdy Mesa Flowline Replacement Project; to perform and observe all contractual terms, conditions, and

obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

**A Resolution Supporting Ballot Measure 2A**

The City Council has referred a question to the November 3, 2020 election ballot asking the City electors to consider lifting the revenue limitation imposed on the City by the 1992 Taxpayers Bill of Rights (TABOR Amendment) and approving the use of those funds for City services and projects. The ballot question is known as Measure 2A and a copy of Measure 2A is included with the agenda materials.

Currently funds above the TABOR limit are being used to pay for transportation improvement projects and if 2A is approved those projects will continue; however, voter support of 2A will also allow the TABOR funds, without an increase in taxes or debt, to be retained and spent on other City projects and services. Measure 2A does not repeal TABOR. Instead it asks that the City not be burdened by an artificial capping of revenue. That cap may create substantial financial problems for the City and in turn hinder it from meeting service demands after the COVID-19 economic downturn.

City Attorney John Shaver was present to answer questions from Council.

Discussion ensued regarding alternate language, an overview of what this proposal is (a referred measure to lift the cap of revenue and spending limitations of the TABOR Amendment in response to how the COVID-19 Pandemic has impacted the City of Grand Junction), edits to the verbiage included in the resolution, next steps, and the lack of a sunset provision.

The floor was opened for public comment at 6:32 p.m.

There were no comments.

Councilmember Andrews moved to adopt Resolution No. 63-20 as amended, a Resolution Supporting Ballot Measure 2A. Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember Stout voting no.

Councilmember McDaniel expressed concern about educating the public on this ballot measure and proposed some ideas on how to make citizens aware of this item.

**Non-Scheduled Citizens & Visitors**

Stephanie Vasconez spoke about Random Acts of Kindness and how to share acts to social media and 211.

**Other Business**

Councilmember Stout spoke of community concerns and Council's position against violence or threats against community members.

**Adjournment**

The meeting adjourned at 6:44 p.m.

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Wanda Winkelmann, MMC  
City Clerk