

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

**November 18, 2020**

**Call to Order. Pledge of Allegiance. Invocation**

The City Council of the City of Grand Junction convened into regular session on the 18<sup>th</sup> day of November 2020 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel (participated remotely), Phyllis Norris, Phillip Pe'a, Rick Taggart (participated remotely), Anna Stout (participated remotely), 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 Councilmember Andrews led the Pledge of Allegiance which was followed by an invocation by Reverend Wendy Jones, Unitarian Universalist Congregation of the Grand Valley.

**Citizen Comments**

Carol Rathbun spoke of nursing home isolation concerns regarding COVID restrictions.

Jessica Neely spoke about being brave throughout the pandemic.

Ruth Kinnett spoke of her concerns regarding COVID restrictions and their impacts on businesses.

**Proclamations**

**Proclaiming November 28, 2020 as Small Business Saturday in the City of Grand Junction**

Councilmember Andrews read the proclamation. Downtown Development Authority Executive Director Brandon Stam accepted the proclamation.

**Proclaiming November 3, 2020 as Sister City Day in the City of Grand Junction**

Councilmember Stout read the proclamation. Dr. Chris Hoppe accepted the proclamation.

**Appointments**

**To the Visit Grand Junction Board**

Councilmember Pe'a moved to reappoint Paul Peterson and to appoint Paula Skrzypczak to the Visit Grand Junction Board for three-year terms expiring December 2023 and to appoint Angel Bautista for a partial term ending in December 2021. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

**City Manager Report**

City Manager Greg Caton had no report.

**Council Reports**

Councilmember McDaniel gave a report on the Grand Junction Regional Airport.

Councilmember Stout gave an update on the Commission on Arts and Culture and the Downtown Development Authority.

**CONSENT AGENDA**

Councilmember Pe'a moved to adopt Consent Agenda items #1 - #2. Councilmember Andrews seconded the motion. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Summary of the November 2, 2020 Workshop
- b. Minutes of the November 4, 2020 Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance to Amend and Extend Ordinance No. 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications and Set a Public Hearing for December 2, 2020
  - ii. Introduction of an Ordinance Making Supplemental Appropriations for 2020 in the Downtown Development Authority and Golf Funds and Set a Public Hearing for December 2, 2020
- b. Quasi-judicial
  - i. Introduction of an Ordinance to Rezone 0.144 Acres from C1 (Light Commercial) to RO (Residential Office) Located at 1032 Belford Avenue and Set a Public Hearing for December 2, 2020
  - ii. Introduction of an Ordinance Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority and Set a Public Hearing for December 2, 2020

**REGULAR AGENDA**

**Introducing the Appropriation Ordinance for the 2021 Budget, Presentation, First Public Hearing and Set a Second Public Hearing for December 2, 2020**

The budget for the City of Grand Junction is the highest expression of the City Council's policies and decision making; it expresses the initiatives, investment, and services provided by and through elected officials and staff. The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan.

The 2021 Recommended Budget is \$213,016,163 (\$213 million), a \$52 million, or 32% increase from the 2020 Adopted Budget. This increase is predominantly due to an increase in capital investment including transportation, utility infrastructure, construction of two fire stations, and improvements to the Stadium at Lincoln Park. The recommended operating budget in 2021 is nearly flat compared to the 2020 Adopted Budget. The 2021 Recommended Budget is not only balanced, but the General Fund has an operating surplus of \$1.4 million before a capital construction transfer for Fire Station. The projected General Fund balance is \$29.1 million.

City Manager Greg Caton presented this item.

The public hearing was opened at 6:31 p.m.

Mistalynn Meyeraan from the Western Slope Center for Children thanked Council for including nonprofit funding in the budget.

Gary Lucero asked Council to hold staff accountable for keeping within the budget in relation to accepted bids.

The public hearing closed at 6:37 p.m.

Councilmember Norris moved to approve the proposed ordinance on first reading 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, including and pursuant to Article VII, Paragraph 57 of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2021 and ending December 31, 2021, set a public hearing for December 2, 2020 and ordered publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance in Regards to the Refunding (Refinancing) of \$5,540,000 Certificates of Participation, Series 2010, Increasing the Certificates of Participation Payments, Extending the Term to 2045, and a Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) Hearing**

The City has an opportunity to refund its \$5,540,000 Certificates of Participation, Series 2010 (COPs) in order to achieve proceeds from debt service savings with a lower interest rate that will go to stadium improvements identified in the Stadium Master Plan. Along with these savings, by extending the term 10 years to 2045 and applying additional debt service contributions from the City and Colorado Mesa University (CMU), approximately \$7.465 million in proceeds could be put toward identified priority improvements. The Grand Junction Baseball Committee and the City of Grand Junction have executed an extension of the Junior College World Series (JUCO) until 2045, which supports the extension of the term to 2045.

In connection with this refinancing, a TEFRA hearing is mandated by the IRS to provide a reasonable opportunity for interested individuals to comment or for persons who have any questions regarding the proposed nature and location of the 2021 project and the financing and refinancing of the 2021 project with the proceeds of the Certificates, may appear or submit written comments, which if received by the City Clerk prior to the Public Hearing, will be read into the record.

City Manager Greg Caton introduced Grand Junction Baseball Committee (also known as JUCO) Vice Chairman Bruce Hill who presented this item.

Conversation ensued to clarify the proceeds of the refunding.

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

There were no comments and no written comments were received prior to the public hearings.

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

Councilmember Pe'a moved to adopt Ordinance No. 4964, an ordinance as presented and heard to authorize and enable the refunding (refinancing) of the \$5,540,000 Certificates of Participation (COPs), Series 2010, increasing the COP payments to accommodate approximately \$7,465,000 million in proceeds for an estimated total principal of \$10,920,000, extending the term to 2045, conduct a public hearing pursuant to the Tax Equity Fiscal Responsibility Act of 1982 (TEFRA) and noticed public hearing, with approval of all of the same on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance Rezoning Two Parcels Totaling 2.97 Acres from IO (Industrial Office) to BP (Business Park Mixed Use) Located Generally at the Southwest Corner of Fracture Lane and 25 ½ Road**

The Applicant, David Forenza, requested a rezone of two parcels totaling approximately 2.97 acres located at the southwest corner of Fracture Lane and 25 ½ Road from I-O (Industrial Office) to BP (Business Park Mixed Use). The requested BP zone district conforms with the existing Comprehensive Plan Future Land Use Map designation of Commercial/ Industrial.

Senior Planner Jace Hochwalt presented this item.

Conversation ensued regarding the different uses for the new zoning (i.e. multi-family) and the covenants of Foresight Park.

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

There were no public comments.

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

Councilmember Andrews moved to adopt Ordinance No. 4965, an Ordinance approving a rezone request from a I-O (Industrial Office) zone district to a BP (Business Park Mixed Use) zone district for a 2.97-acre property located at the southwest corner of Fracture Lane and 25 ½ Road, on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried unanimous roll call vote.

**A Resolution Amending Resolution No. 14-20 and No. 22-20 Regarding Telephonic and Electronic Participation in City Council Meetings Policy**

The purpose of this item is to amend telephonic and electronic participation at City Council meetings.

City Attorney John Shaver presented this item.

Conversation ensued regarding sunset provisions and public participation in virtual City Council Meetings.

The floor was opened to citizen comment at 7:00 p.m.

There were no public comments.

Councilmember Pe'a moved to adopt Resolution No. 67-20, a resolution amending Resolution No. 14-20 and No. 22-20 Regarding Telephonic and Electronic Participation in City Council Meetings Policy. Councilmember Norris 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 was adjourned at 7:02 p.m.

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Wanda Winkelmann, MMC  
City Clerk