

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

December 2, 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 2nd day of December 2020 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, 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 Pe'a led the Pledge of Allegiance which was followed by a moment of silence.

Citizen Comments

Council President Wortmann provided instructions on how citizens participating remotely could indicate when they wished to speak. There were no public comments.

Proclamations

Proclaiming December 8, 2020 as Grand Valley Gives Day in the City of Grand Junction

Councilmember Andrews read the proclamation. Christian Mueller, Director of Counseling and Education Center, accepted the proclamation virtually.

Proclaiming National Pearl Harbor Remembrance Day in the City of Grand Junction

Councilmember Pe'a read the proclamation.

City Manager Report

City Manager Greg Caton discussed the upcoming Standard and Poor's rating for the City of Grand Junction.

Council Reports

Councilmember Stout gave an update on the Downtown Development Authority.

CONSENT AGENDA

Items 3.b., 4.a. and 4.c. were pulled from the Consent Agenda. Councilmember Andrews moved to adopt Consent Agenda items 1, 2, 3.a. 4.b., 4.d. and 5. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the November 16, 2020 Workshop
- b. Minutes of the November 18, 2020 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Adopting the 2020 One Grand Junction Comprehensive Plan and Setting a Hearing for December 16, 2020

3. Contracts

- a. CDBG 2020 Program Year Subrecipient Agreements between Karis, Inc., STRiVE and Marillac Clinic and the City of Grand Junction
- b. Contract for Design/Build Delivery of the Bio Compressed Natural Gas (BioCNG) Storage and Fueling Station Optimization Project

4. Resolutions

- a. A Resolution Authorizing an Agreement to Provide Emergency Services to the Grand Junction Rural Fire Protection District and the Redlands Subdistrict
- b. A Resolution Levying Taxes for the Year 2020 in the City of Grand Junction, Colorado and the Downtown Development Authority
- c. A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2021
- d. 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

5. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2020 Annual Report and 2021 Operating Plan and Budget
- c. Horizon Drive Association Business Improvement District's 2020 Annual Report and 2021 Operating Plan and Budget

REGULAR AGENDA

Contract for Design/Build Delivery of the Bio Compressed Natural Gas (BioCNG) Storage and Fueling Station Optimization Project

The purpose of this project is to construct additional biogas storage and provide automation and control upgrades to the existing fueling station to eliminate the flaring of biogas at the Persigo Wastewater Treatment Plant and maximize the beneficial use of this renewable resource. Project components will include high pressure storage at the fueling station consisting of two (2) banks of three (3) 20-inch diameter by 23-foot CNG storage packs, enhanced compressor controls, and replacing two (2) existing 40 HP Ingersoll Rand Compressor Packages with a single new 75 HP compressor package.

Utilities Director Randi Kim presented this item.

Conversation ensued regarding the bid coming in below budget.

Councilmember Pe'a moved to authorize the City Purchasing Division to enter into a contract with ZAP Engineering & Construction Services, Inc. for design-build delivery of the biogas storage and automation project for a guaranteed maximum price of \$1,013,640.00 which includes a total estimated cost of \$874,680.00 and a Fixed Fee of \$138,960.00 contingent upon DOLA approval of the revised scope of work. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Authorizing an Agreement to Provide Emergency Services to the Grand Junction Rural Fire Protection District and the Redlands Subdistrict

The City provides fire and emergency services to the Grand Junction Rural Fire Protection District and the Redlands Subdistrict (District/Subdistrict) through an intergovernmental agreement. The District/Subdistrict is requesting that this agreement be amended and updated to reflect changes affecting the District/Subdistrict. This new 2-year agreement establishes the financial contributions to the City based on the mill levy certification for the District/Subdistrict. It also provides more complete language related to the provision of emergency services, boundary changes, and clearer language related to the adoption of the fire code and aspects related to fire prevention and investigation.

Fire Chief Ken Watkins presented this item.

Discussion ensued regarding how many districts the Grand Junction Fire Department works and contracts with and the costs to the district for providing the services.

Councilmember Norris moved to adopt Resolution No. 68-20, a resolution authorizing an intergovernmental agreement to provide emergency services to the Grand Junction Rural Fire Protection District and the Redlands Sub-district. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2021

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops as well as the Joint Sewer Board Meeting. Rate changes for Water, Wastewater, and Solid Waste are in accordance with the financial plan and rate studies conducted and approved. Water rates are increasing, for example \$0.40 per month for the minimum water usage up to 3,000 gallons per month. Wastewater monthly service charge is increasing \$0.23 per month and there is a 3% increase in the plant investment fee and a 2% increase to sewer trunk line extension fees. Administrative fees reflect the cost of service and are consistent with other area utility providers and will remain flat in 2021. Solid Waste rates are increasing, for example \$0.50 per month for a 96-gallon container. The City's rates for Water, Wastewater, and Solid Waste services remain the lowest in the area.

Finance Director Jodi Welch presented this item.

Councilmember Andrews moved to adopt Resolution No. 71-20, a resolution adopting rates, fees and charges for water, wastewater and solid waste utilities. Councilmember Pe'a seconded the motion. Motion carried by 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, 2021 and Ending December 31, 2021

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 budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2021 Recommended Budget has been discussed with City Council during four budget workshops (October 5th, October 19th, October 28th, and November 2nd). 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 \$1.5 million before a fund transfer for Fire Station 3 Capital Construction. The project General Fund balance is \$29.1 million.

Complete documents have been provided to City Council and the public throughout the budget process including presentations, capital projects, economic development funding, and non-profit funding as well as a complete line-item budget detail by fund and a line-item budget detail by department. The first public presentation and hearing was November 18th, 2020. This meeting, December 2, 2020 is the second public hearing and consideration of the 2021 Recommended Budget for final approval and adoption of the appropriation ordinance.

City Manager Greg Caton presented this item.

The public hearing was opened at 6:07 p.m.

There were no public comments made at this time. A written comment was received from Scott Beilfuss (attached).

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

Conversation ensued regarding the format and process of the budget presented to Council.

Councilmember Pe'a move to adopt Ordinance No. 4966, 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, 2021 and ending December 31, 2021, also known as the annual appropriation ordinance on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call with Councilmember Stout voting no.

An Ordinance Making Supplemental Appropriations for 2020 in the Downtown Development Authority and Golf Funds

City Council provides formal authorization of spending through the approval of appropriation ordinances which provide spending by each accounting fund. Supplemental appropriations are required when the adopted budget is increased to approve unexpected expenses or completion of projects. A final supplemental is needed for two of the Downtown Development Authority (DDA) Funds and the Golf Fund.

Finance Director Jodi Welch presented this item.

The public hearing was opened at 6:20 p.m.

Citizen Richard Swingle participated virtually, however due to technical difficulties, no comments were received. There were no other public comments.

The public hearing was closed at 6:24 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4968, an ordinance making Supplemental Appropriations to the 2020 Budget of the City of Grand Junction, Colorado and Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020 on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance to Amend and Extend Ordinance 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications

The purpose of this item is to amend and extend Ordinance 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications for 180 days from the effective date of the proposed ordinance. This allows for 1) neighborhood meetings to be conducted virtually and 2) alternative hearing procedures.

Community Development Director Tamra Allen presented this item.

The public hearing was opened at 6:30 p.m.

There were no public comments.

The public hearing was closed at 6:30 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4967, an ordinance to amend and extend Ordinance 4923 that amends the Grand Junction Municipal Code regarding neighborhood meetings and to allow for alternative hearing procedures for land use applications on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Rezoning 0.144 Acres from C-1 (Light Commercial) to R-O (Residential Office) Located at 1032 Belford Avenue

The Applicant, Maverick Place, LLC represented by Dave Kimbrough, requested a rezone for a 0.144-acre property located at 1032 Belford Avenue. The request to Rezone the property from a C-1 (Light Commercial) zone district to a R-O (Residential Office) zone district is in anticipation of a future multi-family development. The requested R-O zone district works to implement the Future Land Use

designation of Neighborhood Center.

Associate Planner Senta Costello presented this item.

The public hearing was opened at 6:37 p.m.

There were no public comments.

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

Councilmember Andrews moved to adopt Ordinance No. 4969, an ordinance approving the request for a rezone from a C-1 (Light Commercial) zone district to a R-O (Residential Office) zone district for a 0.144-acre property located at 1032 Belford Avenue on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority

Four Points Funding and its LLC, The Eddy at Grand Junction, requested two parcels of property (formerly known as Brady Trucking) be included in the Grand Junction Downtown Development Authority (DDA).

DDA Executive Director Brandon Stam presented this item.

Conversation ensued regarding excitement about the development of this land and whether the developer has considered allowing a trail to go through the southern end of the property.

The public hearing was opened at 6:41 p.m.

There were no public comments.

The public hearing was closed at 6:41 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4970, an ordinance expanding the boundary of the Grand Junction, Colorado Downtown Development Authority to include property located at 2757 C ½ Road and an unaddressed parcel bearing Mesa County Tax Parcel Number 2945-244-00-080 in Grand Junction, Colorado on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Resolution Regarding Property Purchase - 301 South 4th Street

The structure on the property at 301 S. 4th Street, Grand Junction Colorado, has become dilapidated

over time. Grand Valley Catholic Outreach Inc. (Catholic Outreach) has interest in acquisition of the property and as assignee to a purchase contract facilitated by City negotiations. The City and Catholic Outreach have the opportunity to remedy the current blight and provide Catholic Outreach with ownership of the property for possible redevelopment.

City Attorney John Shaver presented this item.

Conversation ensued regarding asbestos remediation and demolition of the building. The floor was opened to public comment at 6:49 p.m.

There were no public comments.

Councilmember Norris moved to adopt Resolution No. 74-20, a resolution regarding and authorizing the purchase of the property located at 301 S. 4th Street, Grand Junction Colorado (Lots 14-16 Block 141), as provided in the contract and this Resolution. 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 was adjourned at 6:53 p.m.

Wanda Winkelmann, MMC
City Clerk



Citizen Comment Form - December 2

Submitted On:
December 2, 2020 10:08am
America/Denver

City of Grand Junction

Full Name	Scott Beilfuss
Phone Number - Please include if you would like to receive a call back regarding your comments.	9702502838
Citizen Comments (for topics not on the Regular Agenda)	
6.a.i. 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, 2021 and Ending December 31, 2021	<p>Mr Mayor and Councilmembers,</p> <p>Regarding solid waste fees. As Grand Junction is one of the few cities that has no comprehensive recycling program and the Mesa County Landfill continues it's march to being full, it may be time to take some baby steps. While we don't want to force people to recycle, we will force them to buck up for a new landfill when it is full. The costs of this may be astronomical and an ounce of prevention may provide many additional years of service. Landfill costs are not cheap..this week the county bought a new compactor for the landfill that was slightly more than \$1M dollars.</p> <p>As I frequently am in on sustainability conversations..the consensus in the public realm is why doesn't the city intensify recycling? This can be done by either including it in the trash service fee as a preemptor to bigger costs of building a new landfill or by raising the trash service by \$2 and discounting the \$2 for those who sign up for recycling.</p> <p>Either solution (there may be more) would be acceptable to most people and would help adding another petition to the April election. Please consider planning for the future, this shouldn't be a partisan issue.</p> <p>Thank you, Scott Beilfuss</p>
6.a.ii. An Ordinance Making Supplemental Appropriations for 2020 in the Downtown Development Authority and Golf Funds	
6.a.iii. An Ordinance to Amend and Extend Ordinance 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications	
6.b.i. An Ordinance Rezoning 0.144 Acres from C-1 (Light Commercial) to R-O (Residential Office) Located at 1032 Belford	

Avenue

6.b.ii. An Ordinance Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority