

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

**February 3, 2021**

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

The City Council of the City of Grand Junction convened into regular session on the 3<sup>rd</sup> day of February 2021 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout (participated remotely), Rick Taggart (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 Janet Harrell.

Council President Wortmann called the meeting to order and Councilmember Andrews led the Pledge of Allegiance which was followed by a moment of silence.

**Citizen Comments**

Richard Swingle thanked Council for their service to the community during a difficult year and spoke about Council's work functions.

**Appointments**

**Commission on Arts and Culture**

Council President Wortmann moved to appoint Lindsay Jaeger, Jan Moorman and Erica Zajackowski for three-year terms ending in February 2024 to the Commission on Arts and Culture. Councilmember Andrews seconded the motion. Motion carried by unanimous voice vote.

**City Manager Report**

City Manager Greg Caton did not have a report.

**Council Reports**

Councilmember Stout said the Downtown Development Authority is moving forward to purchase the former Greyhound bus station.

Councilmember Taggart attended Grand Junction Housing Authority meetings where 2020 financials were reviewed and commended the staff.

Council President Wortmann attended the opening of Central Day Colorado Pre-School.

**CONSENT AGENDA**

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

**1. Approval of Minutes**

- a. Minutes of the January 20, 2021 Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Repealing Ordinance No. 2768 and Setting a Public Hearing for February 17, 2021

**3. Contracts**

- a. Public Safety Building Renovation Furniture and Fixtures Sole Source Contract
- b. Contract for Lorey Drive Construction Project
- c. Mesa County Animal Services Contract
- d. Police Vehicle Purchase and Sole Source for Equipment and Installation

**4. Resolutions**

- a. Resolution Issuing a Revocable Permit to Continue to Allow a Temporary Subdivision Marketing Sign for Summer Hill Subdivision within the Right-of-Way Located at the Intersection of 26 ½ Road and Summer Hill Way
- b. Resolutions Concerning the Issuance of Revocable Permits to 1) the Lowell Village Metropolitan District for the Installation and Ongoing Maintenance of Bioswales, Landscaping and Private Water Service Lines; and 2 ) Downtown Grand Junction REgeneration, LLC, Peter Smith, Robert Traw and Robert Breeden to Allow for Eaves of New Homes to Overhang in the White Avenue, North 8<sup>th</sup> Street and Grand Avenue Rights-of-Way Adjacent to Lots 1, 3 and 4, R5 Block Subdivision Amended and Lots 5 and 6, Lowell Village Phase 1

**REGULAR AGENDA****Clarification of the Ballot Title and Question Referring an Amendment of Ordinance No. 4295 to the April 6, 2021 Municipal Election All as Established by Ordinance No. 4979**

At the January 20, 2021 hearing of the Grand Junction City Council, the City Council voted unanimously (7-0) to adopt Ordinance No. 4979, an ordinance referring a question to the April 2021 ballot. The ballot question asks voters whether the conditions of Ordinance No. 4295, which was confirmed by vote through Referred Measure A of the April 2013 ballot, shall be amended by the adoption of a new development plan for that property. At the January 20, 2021 hearing on this item, several changes were made to the text of the question that had been drafted by staff, at the suggestion of the applicant and a request for improved clarity of the question by several Councilmembers.

The language of the question adopted on January 20<sup>th</sup> encompassed two questions and to help avoid voter confusion staff proposed minor changes to the text.

City Attorney John Shaver presented this item.

Discussion included that the applicant's plan is available for public inspection through Community Development.

The public hearing opened at 5:46 p.m.

There were no public comments.

The public hearing closed at 5:46 p.m.

Councilmember Andrews moved to clarify and adopt revisions to Ordinance No. 4979, an ordinance referring a ballot proposition to the April 6, 2021 Regular Municipal Election regarding the Amendment of Ordinance No. 4295 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 Dissolving the City of Grand Junction Rimrock Marketplace General Improvement District and the Rimrock Marketplace Special Improvement District**

The Boards of the City of Grand Junction Rimrock Marketplace General Improvement District and the Rimrock Marketplace Special Improvement District recommended both Districts be dissolved.

City Attorney John Shaver presented this item.

The public hearing opened at 5:51 p.m.

Richard Swingle asked, if adopted, would the Districts no longer collect the PIF (public improvement fee of 1% of purchase price).

The public hearing closed at 5:54 p.m.

Discussion included that the PIF is not related to this item's debt financing structure; the PIF is an arrangement between the property owners and the lessee's.

Councilmember Pe'a moved to adopt Ordinance No. 4983, an ordinance dissolving the City of Grand Junction Rimrock Marketplace General Improvement District and the Rimrock Marketplace Special Improvement District on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

**An Emergency Ordinance to Make a Supplemental Appropriations of \$1,027,000 from the City General Fund Reserve for a COVID-19 Response Grant Fund to Aid Small Businesses, a Grant Program to Help Alleviate Hunger for Grand Junction Residents, and to Fund a Program to Assist Non-Profit Organizations**

This item was brought back to City Council for consideration because the public notice requirements for the original ordinance were not met for the hearing held on January 20, 2021. A standard ordinance would require re-advertisement; however, Charter Section 50 permits the adoption of an emergency ordinance on the date it is introduced.

Funds would allow the Business Incubator Center (BIC) to administer a grant fund program to aid small businesses with fixed costs in the amount of \$500,000 through the Revolving Loan Fund with administration costs of \$25,000, the Western Colorado Community Foundation to administer a \$250,000 grant fund program to help alleviate hunger for Grand Junction residents by distributing grants to agencies directly responsible for food and hunger relief with administration costs of \$2,000 and \$250,000 to assist non-profit organizations who are otherwise ineligible to participate in other COVID relief programs.

City Manager Greg Caton presented this item.

Discussion included that the \$250,000 allotted for non-profit organizations will not be distributed until that program is finalized, the BIC would administer the non-profit program for a 10% administration fee which may be included in this allocation or addressed separately, a resolution would need to be adopted to ratify the funds for the

non-profit program and this item is for overall budget authority.

The public hearing was opened at 6:01 p.m.

There were no public comments.

The public hearing was closed at 6:01 p.m.

Councilmember Stout moved to adopt Emergency Ordinance No. 4981, an emergency ordinance to make Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 of \$1,027,000.00 to support the #GJSTRONG Fund in the City of Grand Junction, Colorado for emergency food supply and economic relief to businesses and nonprofit agencies in Grand Junction on final passage and ordered final publication in full. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**Resolution Amending the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program to Include Round 3 CDBG-CV Funds Received via the CARES Act and Allocate the Funds to Additional Activities**

City Council considered an amendment to the 2019 Action Plan to include \$357,800 CDBG-CV Round 3 funds and which activities and programs the funds would be allocated as new projects within the 2019 Plan related to COVID-19 response and recovery efforts.

Principal Planner and CDBG Administrator Kristen Ashbeck presented this item.

The public comment period opened at 6:07 p.m.

There were no public comments.

The public comment period closed at 6:07 p.m.

Councilmember Stout moved to adopt Resolution No. 14-21, a resolution amending the 2019 Program Year Action Plan as a part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program pertaining to Round 3 CDBG-CV funds in the amount of \$357,800 to be allocated to the proposed funding requests listed in the staff report. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

Councilmember Stout recognized Exchange Student Giorgio Weissmuller from Italy.

**Adjournment**

The meeting adjourned at 6:09 p.m.



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Wanda Winkelmann, MMC  
City Clerk