

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

March 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 3rd day of March 2021 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout (participated remotely) and Council President Duke Wortmann. Councilmember Rick Taggart was absent.

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 Norris led the Pledge of Allegiance which was followed by a moment of silence.

Citizen Comments

City Clerk Wanda Winkelmann said Elk Mountain Trading Post, LLC submitted information packets to Council with their request to be considered as a future retail marijuana business.

Appointments

Ratification of Appointments to the Riverview Technology Corporation Board

Council President Wortmann moved to ratify the appointments of Craig Little, Phill Raimer, Nate Wallace and Sheri Heath to the Riverview Technology Corporation for terms expiring February 1, 2023. Councilmember Andrews seconded the motion. Motion carried by unanimous voice vote.

City Manager Report

City Manager Greg Caton reviewed updates provided by Business Incubator Center (BIC) Executive Director Jon Maraschin on the most recent City grant programs supporting local for-profit and non-profit businesses.

Council Reports

Councilmember Stout said through BIC Executive Director Jon Maraschin's weekly meetings with local non-profits and their interview with KAFM about the City's non-profit grant program, it is hoped there will be additional interest in the grant program. She also noted Mr. Maraschin said the non-profit grant program is unique and he feels this type of program will become a best practice model nationwide.

Councilmember McDaniel noted the City improved its ranking (from 81 to 57) in the Milken Institute's *Best-Performing Cities 2021* report due to performance from staff and council.

Councilmember Norris clarified that the City's Business Loan program is currently in phase 3 in providing funding and noted the initial phase was slow to start, like the current non-profit program, and encouraged non-profits to apply. She then thanked all who are working on these programs.

CONSENT AGENDA

Councilmember Norris 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 February 17, 2021 Regular Meeting
- b. Minutes of the February 24, 2021 Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Ordinance No. 4971 Adopting the One Grand Junction Comprehensive Plan with the Mesa County Planning Commission Amended Land Use Plan Map (Page 59) and Setting a Public Hearing for March 17, 2021
- b. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone 2.15 Acres from I-2 (General Industrial) to an I-1 (Light Industrial) Zone District, Located at 711 South 15th Street and Setting a Public Hearing for March 17, 2021

3. Resolutions

- a. A Resolution Issuing a Revocable Permit to Maintain a Parking Area and Building Encroachment in Portions of the North 7th Street and Walnut Avenue Rights-of-Way Located at 2103 North 7th Street
- b. A Resolution Issuing a Revocable Permit to Allow Private Water Service Meter Boxes, Water Meters and Associated Infrastructure for the Proposed Frog Pond Subdivision Located at 2501 Monument Road within the Right-of-Way of South Redlands Road
- c. A Resolution Amending the City of Grand Junction Planning Commission Bylaws

to Change the Start Time for Regularly Scheduled Monthly Meetings

4. Continue Public Hearing - Legislative

- a. An Ordinance Adopting the Patterson Road Access Control Plan (ACP) as Volume III, Title 38 of the Grand Junction Municipal Code - PUBLIC HEARING WILL BE CONTINUED TO APRIL 7, 2021

REGULAR AGENDA

An Ordinance for Supplemental Appropriations for the City of Grand Junction and Downtown Development Authority 2021 Budget, and Authorization of Use of General Fund Reserve

The City's budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to carry forward capital projects and approve new projects or expenditures.

Finance Director Jodi Welch presented this item.

Discussion included that most of these items were included in the 2020 City Budget and are being carried over to the 2021 Budget for completion and there are no more items needing to be carried over from 2020.

The public hearing opened at 5:45 p.m.

There were no public comments.

The public hearing closed at 5:45 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4985, an ordinance making Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado and the Downtown Development Authority for the year beginning January 1, 2021 and ending December 31, 2021 and the use of General Fund Reserve on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

Ratification of the Third Agreement to Amend/Extend Purchase and Sale Agreement for Dos Rios Subdivision Property

In September 2020 the City and DR DEVCO, LLC entered into a Purchase and Sale Agreement for the Dos Rios subdivision property. This agreement sells additional property, sets a closing date and establishes certain conditions for City participation in additional public improvements.

City Attorney John Shaver presented this item.

Discussion included that after the design is completed both parties will agree who will build the public improvements, the City has already provided for this project's financing, Council's ratification is now required because this agreement is materially different from the previous agreement, all property closings need to be completed by April 30, 2024 and concern that using the City's sale proceeds is not the best funding mechanism for this project (rather than through GID bond financing).

Public comment opened at 6:00 p.m.

There were no public comments.

Public comment closed at 6:00 p.m.

Councilmember Pe'a moved to ratify, approve and confirm the third agreement to amend/extend the Purchase and Sale Agreement for Dos Rios subdivision property and to participate on certain conditions provided for in the agreement on public financing of certain additional public improvements. 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 adjourned at 6:02 p.m.



Wanda Winkelmann, MMC
City Clerk