

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

August 4, 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 4th day of August 2021 at 5:30 p.m. Those present were Councilmembers Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, and Council President Chuck McDaniel. Councilmembers Abe Herman and Rick Taggart were absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Council President McDaniel called the meeting to order, and Stout Student Joseph Alfaro led the Pledge of Allegiance which was followed by a moment of silence.

Appointments

To the Downtown Development Authority/Grand Junction Business Improvement District

Councilmember Reitz moved to reappoint Doug Simons Jr. and to appoint Garrett Portra to the Downtown Development Authority/Grand Junction Business Improvement District for 4-year terms ending June 2025. Councilmember Stout seconded the motion. Motion carried by unanimous voice vote.

To the One Riverfront Board

Councilmember Pe'a moved to reappoint David Varner, to appoint Jamie Porta and Jessica Paris-Manroe to the One Riverfront Board for 3-year terms expiring July 2024. Councilmember Simpson seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Joseph Alfaro thanked Council for helping make it possible for students to go to school and have the option to wear a mask.

Richard Swingle spoke of the progress Council has made on marijuana, recommended they visit a recreational marijuana shop, and spoke of options to promote reporting Xcel outages.

Bruce Lohmiller spoke of homeless shelters and sex education for youth.

John Pond spoke of missing license plates on the front of seven City employees' vehicles.

Diana Larson spoke regarding her concerns with COVID vaccines.

The following people spoke regarding a first amendment petition with redresses of grievances related to COVID mandates: Greg Larson, Mark Rybeck, Deb Schoomaker, Donald Hunger, Bobbie Hanson, Richard Weber, and Sandra Richmond.

City Manager Report

City Manager Caton invited the public to a community meeting on August 17, 2021, at 5:30 p.m. at Las Colonias Park.

Council Reports

Councilmember Reitz gave an update on the three boards he sits on: Downtown Development Authority, Historic Preservation Board, and the Commission on Arts & Culture.

Councilmember Simpson apologized to Councilmember Stout and to the City Council for an exchange at the previous workshop and stated he would be a better team member.

Councilmember Stout attended the Palisade Plunge ribbon cutting, spoke of the Business Incubator, Riverview Technology Corporation, and Associated Governments of Northwestern Colorado meetings.

CONSENT AGENDA

Councilmember Reitz requested item #3.e. be moved to the Regular Agenda. Councilmember Pe'a moved to approve Consent Agenda items #1 - #4 excluding item #3.e. Councilmember Simpson seconded the motion, but added concerns that Council doesn't discuss large contracts during City Council meetings and submitted his concerns for the record (attached). Motion carried by voice vote with Councilmember Simpson voting no.

1. Approval of Minutes

- a. Summary of the July 19, 2021 Workshop
- b. Minutes of the July 21, 2021 Regular Meeting
- c. Minutes of the July 21, 201 Special Meeting (Executive Session)

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning Approximately 1.67 Acres from County C-2 (General Commercial) to a City C-1 (Light Commercial) for the Stinker C-Store Annexation, Located at 2905 and 2907 North Avenue and 494 29 Road and Setting a Public Hearing for August 18, 2021
 - ii. Introduction of an Ordinance Rezoning One Parcel Totaling Approximately 9.98 Acres from I-2 (General Industrial) to I-1 (Light Industrial) Located at 715 23 ½ Road and Setting a Public Hearing for August 18, 2021

3. Contracts

- a. Oxygen Supply Tank Foundation at Juniata Reservoir
- b. 2021 Kannah Creek Flowline Replacement
- c. Professional Services Contract for Construction Administration and Inspection Services for Persigo Structural Repairs
- d. Purchase of Fire Pumper Truck
- e. 2021 Authorization for a Contract Renewal for Professional Geotechnical Engineering Services – ***Moved to the Regular Agenda***

4. Resolutions

- a. A Resolution Authorizing the City Manager to Execute Related Documents and Co-Sponsorship Agreement for Airport Coronavirus Response Grant Program

REGULAR AGENDA

A Resolution Assigning the City's 2021 Private Activity Bond Allocation to Colorado Housing and Finance Authority in Support of the Monument Ridge Townhomes Rehabilitation Project

Treadstone Companies and Monfric Development (Developers) requested that the City assign the City's 2021 Private Activity Bond Allocation (PAB) to The Colorado Housing and Finance Authority (CHFA) in support of the Monument Ridge Townhomes Rehabilitation Project. This allocation will be used by CHFA to fund a portion of the rehabilitation project with tax exempt bonds.

The Developers have received assignment of \$3,987,125 of Mesa County PAB in 2021, as approved by County Commissioners on July 19, 2021. The County also assigned \$1 million of their 2021 Allocation to another project, Fruita Mews. Because the County did not assign all of their 2021 PAB allocation to the Monument Ridge Townhomes Rehabilitation Project, the Developer has a funding gap and notified the County they will request a portion of the County's 2022 PAB. The Developer indicated if the County does not authorize allocation of 2022 PAB, then they will seek funding from DOLA through allocation of the Statewide PAB balance. Originally the Developers had requested assignment of Delta County Private Activity Bond Allocation as well, but Delta County did not authorize the assignment for use on this project.

If authorized by the City and the County this will result in a joint effort to invest significant housing resources into this community.

Finance Director Jodi Welch and The Treadstone Companies Representative Court Allen presented this item.

Appreciation was expressed for this project being brought before Council.

The floor was opened to public comment at 6:29 p.m.

There were no public comments.

Councilmember Simpson moved to adopt Resolution No. 61-21, a resolution authorizing assignment to the Colorado Housing and Finance Authority of a Private Activity Bond allocation of Grand Junction, Colorado pursuant to the Colorado Private Activity Bond Ceiling Allocation Act. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

2021 Authorization for a Contract Renewal for Professional Geotechnical Engineering Services

The purpose of this contract is for professional geotechnical engineering and material testing services on an as needed basis. This contract was competitively bid in 2020; however, the spending for that year was anticipated to be under \$200,000, and therefore, did not require City Council action. The original contract includes three additional one-year renewal options and this request is to extend the contract in 2021 for a spending level of up to \$456,009.

Public Works Director Trenton Prall and General Services Director Jay Valentine presented this item.

Conversation ensued regarding the City's purchasing policy requiring items presented for Council approval, legal terms of this contract, and renewal option impacts.

Councilmember Stout moved to approve the 2021 authorization for a contract renewal for

professional geotechnical engineering services. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens and Visitors

An individual who did not give his name played a recording and expressed his concerns with government.

Richard Swingle showed a PowerPoint presentation outlining his concerns with BBC Research & Consulting who the City contracted for the 2007 and 2015 sales tax study.

Other Business

There was none.

Adjournment

The meeting adjourned at 6:49 p.m.

Wanda Winkelmann, MMC
City Clerk

Agenda item 3b Kannah Creek Flowline Replacement

It appears that this contract is to be billed based on time and materials, yet the agenda documentation is written as if the project has an exact price of \$1,412,176. If the item were not on the consent agenda, we could ask Randi how this will pan out.

This project is estimated to cost \$270K less than budget which is destined for a project that was not approved by Council in the 2021 budget. This re-allocation has occurred in other under-budget contracts. I believe that Council should discuss this process. It is my opinion that projects not listed in the budget should only happen if the Council approves the new project by formal action. If the new project is not an emergency, it should be included in the 2022 budget.

Agenda item 3e Contract renewal for Professional Geotechnical Engineering Services

The is a prior year contract that was issued for under \$200K and did not require Council approval. Now we are adding \$456K with no legal documentation provided (as of 8/1/21) other than the original contract for the smaller amount. I suggest the Council discuss this process and receive an explanation of why we use this process instead of treating each year's expenditure as a separate budget event.