

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

August 30, 2021

Meeting Convened: 5:30 p.m. Meeting held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

Meeting Adjourned: 8:03 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Mayor Chuck McDaniel.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Welch, Public Works Director Trent Prall, General Services Director Jay Valentine, Deputy Finance Director Scott Rust, Financial Analyst Shane O'Neill, Parks and Recreation Director Ken Sherbenou, Sports Facilities Supervisor Marc Mancuso, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Mayor McDaniel called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Lincoln Park Stadium Renovation Update

Lincoln Park Stadium will undergo major renovation in 2021 and 2022. September 20th is the scheduled start date for construction. The project's architect and engineer team, led by Perkins and Will, has been working diligently with the Construction Manager and General Contractor, Shaw Construction. Working with these two groups, project priorities have been set by the Stadium Improvement Committee, comprised of Grand Junction Baseball (JUCO), Colorado Mesa University (CMU), School District #51 and the City. The resulting plans include significant capital improvement to this cornerstone of the community that School District #51, CMU, JUCO, the GJ Rockies and many other community users rely upon.

At the August 16, 2021 workshop, City Council discussed the evolving plans for the Lincoln Park Stadium Renovation. Council gave direction to continue the discussion at the next workshop on August 30, 2021.

Bruce Hill, Vice Chair of JUCO, Chairman of the Parks Improvement Advisory Board (PIAB), and member of the Stadium Improvement Committee discussed the addition to the base project of \$2.5 million to ensure completion of the highest priorities. The addition includes new northwest and southwest entryways, technical, electrical, and audiovisual upgrades. Funding for this would initially be an advance from the General Fund reserve, to be re-paid by CMU over the course of 12 years at \$200,000 per year plus \$100,000 for the final year.

Tim Foster, former CMU President, attended virtually and described the addition of a multipurpose building which would include locker rooms and offices for the CMU football team, public restrooms, and a shared-use area for other users of the stadium. The City has been asked for a contribution of \$500,000 towards this specific addition to the stadium complex. The cost of this building is currently estimated cost of \$2.8 million.

The base project of \$8 million that is funded by the proceeds from the 2010 Stadium Certificates of Participation (COPs) refunding, includes the replacement of sections of the north bleachers as well as the construction of new grandstands for the west bleachers including new men's and women's bathroom facilities.

Discussion ensued about the wear and tear on the practice field and the need to replace it sooner than expected.

Bryan Rooks, Director of Athletics at CMU, expressed appreciation for City Council's support.

Direction was provided to staff to bring back two supplemental appropriations for these projects.

b. Budget - Economic Development Partners Budget Discussion: Grand Junction Economic Partnership, Steve Jozefczyk; Business Incubator Center, Tim Hatten; Western Colorado Latino Chamber of Commerce, Jorge Pantoja

Grand Junction Economic Partnership (GJEP) has received funding from the City for ongoing operations as well as a portion of the revenue generated from the vendors fee cap for new business prospects and job creation incentives. Interim Director Steve Jozefczyk reviewed GJEP's 2021 highlights and goals for 2022. GJEP is requesting \$190,000 for operations, \$25,000 for Las Colonias marketing, and \$45,000 for the incentive fund. GJEP's annual budget is \$800,000.

Discussion ensued about funding mechanisms, the contributions by the City and the County, the roles of GJEP and the Chamber of Commerce, the fact that GJEP is the entity that handles incentives from the state, earmarked revenues for funding certain programs, remote workers, use of the Mesa County Workforce Center, and recruiting businesses in the midst of a tight housing market.

The Business Incubator Center (BIC) has received funding for ongoing operations and grant match funding, and from the vendors fee cap for the Maker Space and Incubator Kitchen programs. Board Chair Tim Hatton noted they are recruiting for a new director and described the many programs and resources provided by the BIC (including efforts related to COVID recovery, including webinars). Their goals for 2022 include business consulting services, completing tenant resource suite, develop business marking training, continue tenant meetups, and partner with Mesa County Public Library for access to

training. Mr. Hatton also discussed the commercial kitchen program, the Grand Junction Small Business Development Center, and Grand Junction Makerspace. The BIC is requesting \$24,000 for Maker Space and \$25,000 in capital for equipment for the kitchen.

The Western Colorado Latino Chamber of Commerce has received funding from the vendors fee cap for business retention and start-up support. Board Members Jorge Pantoja and Sonia Gutierrez were present for this discussion and described the organization's goals and recent wins (securing a location at the Maverick Innovation Center and partnering with the library on bilingual classes on starting a business). They are requesting \$35,000 for 2022 to hire an assistant to help with job connections and engagement with the community. Ms. Gutierrez noted 2021 was the first year the organization received funds; they are a junior organization (compared with the others that have received funding) and don't have a lot of metrics to present.

A break was called for at 7:13 p.m. The workshop resumed at 7:21 p.m.

c. Discussion and Direction of the Process to Review and Select Members of the American Rescue Plan Act Committee

The City of Grand Junction is beginning the process of determining how to utilize the State and Local Fiscal Recovery Funds (SLFRF) allocated to the City by the U.S. Treasury, as established in the American Rescue Plan Act (ARPA). These funds to states, counties, and local governments are intended to provide support in responding to the economic and public health impacts of COVID-19 alongside efforts to contain impacts to communities, residents, and businesses. The Treasury has determined Grand Junction's portion of these funds to be approximately \$10.4 million. The allowable uses of these funds are broad, as determined by the legislation and guidance from the U.S. Treasury. They include:

- Replacement of Public Sector Revenue Loss
- Support for the Public Health Response
- Address Negative Economic Impacts
- Premium Pay for Essential Workers
- Water, Sewer, and Broadband Infrastructure

Within each of these broad categories, the Treasury has outlined a non-exhaustive list of potential eligible spending uses designed to grant wide flexibility for each individual community's needs.

The City of Grand Junction will be working to determine the best use of SLFRF funds and an important part of this effort is establishing an American Rescue Plan Advisory Committee (ARPAC) to provide input to the City Council on potential uses of the funds. The City recently solicited applications for this committee which are now under review for selection by City Council. Committee members will participate in several meetings over the course of a few months.

Councilmembers Herman, Simpson, and Taggart are interested in serving on the committee. Mayor McDaniel requested that each member of Council send a list of their top five candidates to the City Manager by October 1.

Agenda Topic 2. City Council Communication

Mayor McDaniel is recommending that Councilmember Reitz and Mayor Pro Tem Stout serve as a two-person committee to look at the evaluation process for the City Manager and the City Attorney. It was noted that the Grand Junction Municipal Code sets the procedure for the evaluation of the judge.

Mayor McDaniel stated there are three proclamations being issued at Wednesday's City Council meeting and requested volunteers to present the proclamations (Mayor Pro Tem Stout – Sister City Proclamation, Councilmember Herman – Pride Week Proclamation, Councilmember Reitz – Hispanic Heritage Month Proclamation).

Councilmember Simpson observed that the Council spent two hours this evening discussing elements of the budget and requested additional time be spent reviewing 2021 capital projects (what projects have been completed, what projects are incomplete or not started and why). It was suggested this information could be provided in a table format in a memo and a minimum threshold of \$1 million used to select the listed projects. City Manager Caton will explore the best way to provide this information.

Agenda Topic 3. Next Workshop Topics

City Manager Caton stated that the topics for the September 13 workshop include:

- Presentation from the State Demographer's Office (Representative from State Demographer's Office will present city demographics, projections and notable trends)
- Housing Strategy – update

A special workshop will be held on September 20 to discuss marijuana regulations.

Agenda Topic 4. Other Business

There was none.

Adjournment

The workshop adjourned at 8:03 p.m.