

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

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

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

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

Proclamations

Proclaiming November 8 - 12, 2021 as Law Enforcement Records Personnel Week in the City of Grand Junction

Councilmember Stout read the proclamation and Grand Junction Police Department Deputy Chief Mike Nordine and Records Supervisor Theresa Jaramillo accepted the proclamation.

Proclaiming November 11, 2021 as A Salute to All Veterans 2021 in the City of Grand Junction

Councilmember Pe'a read the proclamation and the President of the Veterans Committee of the Western Slope, Lieutenant Colonel Rick Peterson, United States Air Force (retired), accepted it.

Citizen Comments

Jeffrey Smith thanked Council and staff for supporting pickleball by installing and updating City courts and spoke about how the Western Slope Pickleball Group supports the sport and the community.

City Manager Report

City Manager Greg Caton did not have a report.

Council Reports

Councilmember Pe'a thanked Councilmember Reitz for suggesting a subject matter expert, Colorado State Forest Service Supervisory Forester Kamie Long, be brought in for the Forestry Board interviews as it was beneficial and educational.

Councilmember Herman said he attended the second round of Grand Junction Economic Partners Executive Director interviews, and an offer was extended. He also attended the Homeless Coalition meeting where he announced two housing positions have been added to the City's 2022 budget and expressed his excitement that the community supported the Grand Junction High School bond measure.

Councilmember Stout attended the Business Incubator Center (BIC) and Riverview Technology Corp. meetings and noted the BIC will reopen their Chief Executive Officer search. She then invited the community to the annual El Espino Sister City Celebration on November 6th from 6 – 9 p.m. at the Art Center.

Council President McDaniel attended the Grand Junction Housing Authority Board meeting and noted the Chief Financial Officer position is still open.

CONSENT AGENDA

Councilmember Simpson requested Consent item 3.a. be moved to the Regular Agenda.

Councilmember Stout moved to adopt Consent Agenda items #1 - #4 excluding item 3.a. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the October 18, 2021 Workshop
- b. Minutes of the October 20, 2021 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone 8.84 Acres from R-1 (Residential - 1 du/ac) to R-4 (Residential – 4 du/ac), Located at NW Corner of 26 Road and I-70 Frontage Road and Setting a Public Hearing for November 17, 2021
 - ii. Introduction of an Ordinance Accepting Fernwood Court in the Knolls Subdivision as a Public Street and Setting a Public Hearing for November 17, 2021
 - iii. Introduction of an Ordinance Regarding the Zip Line at Las Colonias Lease Agreement and Second Amendment to Cooperative Agreement and Setting a Public Hearing for November 17, 2021

3. Contracts

- a. I-70 / 29 Road Interchange Memorandum of Understanding Between the City of Grand Junction and Mesa County – Moved to Regular Agenda
- b. Contract for Persigo Wastewater Treatment Plant Electrical Improvements
- c. Solar Land Lease Agreement with Pivot Energy, LLC

4. Resolutions

- a. A Resolution Authorizing a Memorandum of Understanding Between the Colorado Attorney General and the City of Grand Junction for Distribution of Opioid Settlement Funds and Associated Forms to Initiate Settlements

REGULAR AGENDA

Introducing the Appropriation Ordinance for the 2022 Budget, Presentation, First Public Hearing and Set a Second Public Hearing for December 1, 2021

The budget for the City of Grand Junction is the highest expression of the City Council's policies and decision making; it articulates the initiatives, investment, and services provided by and through elected officials and staff. The budget represents the allocation of resources to achieve the priorities identified in the City Council's Strategic Plan and the Comprehensive Plan.

The 2022 Recommended Budget is \$237,543,790 (\$237.5 million), a \$24.5 million, or 11.5% increase from the 2021 Adopted Budget. This is due to an increase in labor through new positions and competitive wage increases, fleet and technology spending needed to support departments' service delivery to the community as well as funds for housing, sustainability, and non-profit funding. The 2022 Recommended Budget is not only balanced, but the General Fund has a surplus of \$431,784. The projected 2022 ending General Fund balance is \$32.5 million which includes \$2.7 million in restricted funds and \$21.9 million in minimum reserve.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2022 Recommended Budget has been discussed with City Council during two main budget workshops on October 4th and October 18th. Economic development funding discussions occurred in both the August 30th and the October 18th workshops. Staff incorporated changes to the recommended budget as directed by Council during the workshops, including adding an additional position dedicated to housing in the Community Development Department as well as adding a program to support treatment of Ash Trees on private property. Staff also have previously provided additional follow-up information as requested by Council regarding the ambulance service at Fire Station No. 5, water rates, and position listing by Department, as well as in this report follow-up information on Cannabis Tax

revenue projections and the Insurance Internal Service Fund.

City Manager Caton presented the City's 2022 Recommended Budget.

The public hearing opened at 6:42 p.m.

There were no public comments.

The public hearing closed at 6:42 p.m.

Discussion included that the Recommended Budget is balanced and at this time is a draft document, capital project expenses are accounted for in various fund balances noted within the budget funds, the City's Government Finance Officers Association (GFOA) Award is based on the Council approved budget and is in a more detailed but easier to understand format (includes FTE's (full time equivalents), pay rates on top City positions and reflects Council budget changes), why the budget format presented to Council is not the same as that submitted to GFOA (draft versus Council adopted), the Self Insurance Fund includes health insurance premium costs for both current and retired City employees (although Retiree Health premiums are included here, it is accounted for separately), if the Self Insurance Fund expense line items, "budget savings" and "contingency" should remain in the budget since they do not specify what expenses they will cover (due to the volatility of insurance rates these fund balances are reserved for possible rate increases that may be higher than the City Manager's discretionary authorization), 2022 City employee health insurance premiums did not increase, that copies of the GFOA budget documents be provided to Council, that in future budgets there be a separate Housing Fund and that a correction will be made to the ordinance for the second hearing.

City Council took a break at 6:48 p.m.

The meeting resumed at 7:00 p.m.

Council President McDaniel requested Councilmember Simpson submit the rest of his questions to staff in writing for the benefit of all Councilmembers.

Councilmember Taggart moved to introduce the proposed ordinance 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, pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2022 and ending December 31, 2022, set a public hearing for December 1, 2021 and ordered publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

An Ordinance 1) Amending the Comprehensive Plan from Residential Medium to Commercial; and 2) Rezoning 0.276 Acres from R-5 (Residential 5 du/ac) to C-1 (Light Commercial), Located at 2894 Presley Avenue

Applicant Darin Carei requested a Comprehensive Plan Amendment from Residential Medium (5.5 – 12 du/ac) to Commercial and a rezone of one parcel totaling approximately 0.276 acres located at 2894 Presley Avenue, more particularly described as Lot 1, Block 1 of the Graff Meadows Filing One subdivision, from R-5 (Residential 5 du/ac) to C-1 (Light Commercial). The requested C-1 (Light Commercial) zone district would be consistent with the Comprehensive Plan Land Use Map designation of Commercial.

Associate Planner Senta Costello presented this item.

Discussion included thanks to the owner for prioritizing community traffic circulation over profit by pursuing this rezone rather than selling the property.

The public hearing opened at 7:32 p.m.

There were no public comments.

The public hearing closed at 7:32 p.m.

Councilmember Stout moved to adopt Ordinance No. 5038, an ordinance amending the City of Grand Junction Comprehensive Plan Land Use Map from Residential Medium (5.5 - 16 du/ac) to Commercial and rezoning from R-5 (Residential 5 du/ac) to C-1 (Light Commercial) zone district for the property located at 2894 Presley Avenue on 0.267 acres on final passage and ordered final publication in pamphlet form. Councilmember Reitz seconded the motion. Motion carried by unanimous roll call vote.

I-70 / 29 Road Interchange Memorandum of Understanding Between the City of Grand Junction and Mesa County – moved from Consent Agenda

The proposed memorandum defines the partnership between Mesa County and the City of Grand Junction regarding an environmental study for a proposed interchange on I-70 at 29 Road.

Councilmember Simpson asked if this agreement is a multi-year commitment.

City Attorney Shaver explained the agreement is only a statement of intention and does not constitute an appropriation and therefore is not subject to TABOR (Taxpayer Bill of Rights).

Councilmember Simpson moved to approve the request for the Mayor to sign the attached Memorandum of Understanding with Mesa County for an environmental study for a proposed interchange at I-70 and 29 Road. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:40 p.m.

Wanda Winkelmann, MMC
City Clerk