

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

**December 1, 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 1st day of December, 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 led the Pledge of Allegiance which was followed by a moment of silence.

**Proclamations**

**Proclaiming December 18, 2021 as International Day of the Migrant in the City of Grand Junction**

Councilmember Stout read the proclamation and Hispanic Affairs Project Board President Tom Acker accepted the proclamation.

**Appointments**

**To the Commission on Arts and Culture**

Councilmember Reitz moved to reappoint Kelley Raymond, Matthew Janson, and Ron Cloyd and appoint Sarah Rahm to the Commission on Arts and Culture for three-year terms expiring February 2025. Councilmember Stout seconded the motion. Motion carried by unanimous voice vote.

**Citizen Comments**

There were none.

**City Manager Report**

City Manager Greg Caton noted that the Fire Department was visited and interviewed by a peer team as a result of the Department's application for accreditation. The focus of accreditation is continuous improvement. The peer team recommended accreditation.

**Council Reports**

Councilmember Simpson attended the Grand Valley Regional Transit Board meeting.

Councilmember Herman recognized Fire Chief Watkins for his leadership and the department's accreditation recommendation.

**CONSENT AGENDA**

Councilmember Pe'a moved to adopt Consent Agenda items #1 - #5. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Summary of the November 15, 2021 Workshop
- b. Minutes of the November 17, 2021 Regular Meeting

**2. Set Public Hearings**

- a. Quasi-judicial
  - i. Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential Rural (1 du/5 ac) to Residential Low (2 to 5.5 du/ac) and a Rezone from Residential Rural (1 du/5 ac) to R-4 (Residential – 4 du/ac) on a Total of 8.62 Acres, Located at 2020 1/2 S. Broadway; and Deannexation of a Sliver of Land Transferred Through a Boundary Agreement to 2006 and 2010 S. Broadway in Unincorporated Mesa County and Setting a Public Hearing for December 15, 2021

**3. Contracts**

- a. Contract Approval for the Installation of an Irrigation System at Las Colonias Park
- b. 2021 Highway 50 Sanitary Sewer Construction

**4. Resolutions**

- a. A Resolution Levying Taxes for the Year 2021 in the City of Grand Junction, Colorado and the Downtown Development Authority
- b. A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2022
- c. A Resolution for Allocation of Certain Property Tax and Sales Tax

Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

- d. Notice of January 5, 2022 Public Hearing: A Resolution Designating Voting District Boundaries in the City of Grand Junction
- e. A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund Installation of Artificial Turf at Suplizio Field

#### **5. Other Action Items**

- a. Accept the AIP Grant No. 3-08-0027-073-2022 Airport Rescue Grant in the Amount of \$3,312,328 for Airport Relief under the American Rescue Plan between the Federal Aviation Administration, Mesa County, the City of Grand Junction, and the Grand Junction Regional Airport Authority and Authorize the Mayor and City Attorney to Sign

### **REGULAR AGENDA**

#### **An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2022 and Ending December 31, 2022**

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 City Council's Strategic Plan and the Comprehensive Plan.

The 2022 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 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 was discussed with City Council during two main budget workshops on October 4<sup>th</sup> and 18<sup>th</sup>. Economic development funding discussions occurred in both the August 30<sup>th</sup> and the October 18<sup>th</sup> workshops. Staff has 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.

Complete documents have been provided to the City Council and public throughout the budget process, including presentations, capital projects, economic development funding, and non-profit funding, as well as a complete line-item budget detail by fund and a line-item budget detail by department. The first public presentation and hearing was November 3<sup>rd</sup>. This meeting, December 1<sup>st</sup>, is the second public hearing and consideration of the 2022 Budget for final approval and adoption of the appropriation ordinance.

City Manager Greg Caton presented this item.

Discussion included comments submitted by Councilmember Simpson regarding Transportation Capacity Payments (TCP) and Utility Fees that are forgiven and the General Fund not supplementing the gap. Councilmember Simpson also requested that Orchard Mesa pool repairs occur sooner than 2024. It was suggested these topics be brought up at a future workshop. Councilmember Simpson advocated for a different format for the budget as a communication tool for citizens.

The public hearing opened at 6:55 p.m.

There were no public comments.

The public hearing closed at 6:55 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 5042, 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 Articles VII and IX 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, also known as the annual appropriation ordinance on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

**A Resolution Accepting the Petition for the Annexation of 5-Acres of Land and an Ordinance Annexing and Zoning the Cross Orchards Annexation to CSR (Community Services and Recreation) and R-4 (Residential - 4 du/ac), Located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a Parcel with No Physical Address**

Applicants Museums of Western Colorado and Cross Orchard Development, LLC requested a zone of annexation to R-4 (Residential 2.4 du/ac) and CSR (Community Services and Recreation) for the Cross Orchards Annexation. The approximately 22.68 acres consists of three parcels of land and is located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a parcel with no physical address. The

addressed property is the existing Cross Orchards Historic Site, which utilizes approximately 14 acres and the third parcel, approximately eight acres, is currently vacant but is planned for residential development. Included in the annexation is 0.57 acres of Patterson Road right-of-way.

The property is an Annexable Development per the Persigo Agreement and the zone district of R-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan and existing Mesa County zoning. The zone district of CSR is consistent with the Museum's historical site.

Principal Planner David Thornton presented this item.

Discussion included that Cross Orchards Historic Site does not anticipate changing its business model and, in order to annex, the residential portion and the Museum property needed to be annexed.

The public hearing opened at 7:13 p.m.

There were no public comments.

The public hearing closed at 7:13 p.m.

Councilmember Herman moved to adopt Resolution No. 101-21, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings and determining that property known as the Cross Orchards Annexation, approximately 22.68 acres, located at 3073 and 3075 Patterson Road, and Tax Parcel No. 2943-091-30-004, a parcel with no physical address is eligible for annexation, as well as adopt Ordinance No. 5043, an ordinance annexing territory to the City of Grand Junction, Colorado, Cross Orchards Annexation, approximately 22.68 acres, located at 3073 and 3075 Patterson Road, and 2943-091-30-004, a parcel with no physical address, and adopt Ordinance No. 5044, an ordinance zoning the Cross Orchards Annexation, located at 3073 and 3075 Patterson Road to CSR (Community Services and Recreation) and R-4 (Residential - 4 du/ac) zone district for parcel no. 2943-091-30-004, a parcel with no physical address, both on final passage and ordered final publication in pamphlet form.

Councilmember Pe'a 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 7:16 p.m.

Wanda Winkelmann, MMC  
City Clerk