

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

**March 2, 2022**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of March 2022 at 5:32 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, Interim City Clerk Laura Bauer, Deputy City Clerk Janet Harrell, Finance Director Jodi Welch and Utilities Director Randi Kim.

Council President McDaniel called the meeting to order. Councilmember Reitz led those present in the Pledge of Allegiance, followed by a moment of silence.

**Proclamations**

**Proclaiming February 27 - March 5, 2022 as National Peace Corps Week in the City of Grand Junction**

Council President McDaniel read the proclamation and former Peace Corps Volunteer Bennett Boeschstein accepted the proclamation.

**Citizen Comments**

Bruce Lohmiller said the City budgeted \$1 million for housing and suggested staff look into little houses to help address homelessness. He also spoke about the Russian-Ukrainian War.

**City Manager Report**

City Manager Greg Caton did not provide a report.

**Council Reports**

Councilmember Herman attended the Grand Junction Economic Partnership meeting and announced the next virtual community meeting will be hosted by himself and Council President McDaniel on March 3<sup>rd</sup>.

Councilmember Reitz attended the Historic Preservation Board meeting and noted the Board will host their first Historic Preservation Day on May 14<sup>th</sup> during Historic

Preservation Month. He also attended the Grand Junction Downtown Development Authority (DDA) meeting and noted Council and the DDA have an upcoming joint meeting.

Councilmember Stout attended the Business Incubator Center meeting and noted the Executive Director and Small Business Development Center Director positions are open and there are four new board members. She also attended the Colorado Municipal League Legislative Committee Workshop in Denver and announced she will host an evening community meeting on March 22<sup>nd</sup>.

Council President McDaniel said Council supported Colorado Mesa University's grant request to rebuild the Robinson Theater and will also submit a letter of support for the Marillac Clinic's request for an Enterprise Zone in order to construct a new building.

### **CONSENT AGENDA**

Councilmember Taggart moved and Councilmember Herman seconded to adopt Consent Agenda items #1 - #4. Motion carried by unanimous voice vote.

#### **1. Approval of Minutes**

- a. Summary of the February 14, 2022 Workshop
- b. Minutes of the February 16, 2022 Regular Meeting

#### **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Making Supplemental Appropriations to the 2022 Budget of the City of Grand Junction, Colorado for the Year Beginning January 1, 2022 and Ending December 31, 2022 and Setting a Public Hearing for April 6, 2022
- b. Quasi-judicial
  - i. Introduction of an Ordinance Zoning Approximately 0.88 Acres from County RSF-4 (Residential Single Family – 4 du/ac) to R-4 (Residential - 4 du/ac) for the Trinklein Annexation, Located at 2067 Ferree Drive, and Setting a Public Hearing for March 16, 2022
  - ii. Introduction of an Ordinance Amending the Planned Development Zoning and Outline Development Plan (ODP) for the Riverfront at Dos Rios, on 58.8 Acres Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue and Setting a Public Hearing for March 16, 2022

- iii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Keyser Court Annexation of 1.83 Acres, Located at 3110 through 3117 Keyser Court, and Setting a Public Hearing for April 6, 2022

### **3. Procurements**

- a. Procurement Approval for Setting a Guaranteed Maximum Price for the Construction of Grand Junction Fire Station 8
- b. Purchase Traffic Signal Cabinets and Components

### **4. Resolutions**

- a. A Resolution Issuing a Revocable Permit to Allow a Free-Standing Monument Sign for the Pinnacle Ridge Subdivision Located at the Intersection of Mariposa Drive and Aiguille Drive within the Right-of-Way on the North Side of the Intersection

## **REGULAR AGENDA**

### **Ridges Irrigation Pumphouse Equipment**

The Shadow Lake Pumphouse, located at 376 Ridges Boulevard has been in service since 1987. This facility is part of the supply system providing irrigation water to the Ridges community and the Redlands Golf Course. The facility design remains mostly unchanged with only minor modifications and standard equipment replaced due to deterioration and wear. The facility is now over 34 years old and although all electrical equipment has been well maintained, there is a need to replace components of the aging Motor Control Center (MCC) switchgear to provide reliable water distribution to customers. The existing main breaker in the Ridges Pumphouse is tripped on a regular basis, especially during the summer months due to surges. Equipment that is older has a secondary challenge of obsolescence and decreased repair parts availability. Replacing the existing MCC with new switchgear in 2022 will allow for continued service for several decades.

Finance Director Jodi Welch and Utilities Director Randi Kim introduced these items.

### **An Ordinance Making Supplemental Appropriations for the Ridge Irrigation Pumphouse Equipment**

This supplemental appropriation will provide necessary spending authority for the Ridges Irrigation pumphouse equipment. In the 2022 Adopted Budget, the replacement

of a MCC in the Ridges irrigation system was funded for \$175,000 through an internal loan between the Water and Irrigation Funds. This project recently went to bid and the low bid came in at \$215,649, so an additional \$40,649 is needed to move forward with the project. This amount will be added to the internal loan from the Water Fund.

The public hearing opened at 5:48 p.m.

There were no comments.

The public hearing closed at 5:48 p.m.

Councilmember Simpson requested supplemental appropriations not be done as it exceeds the City's approved budget.

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt Ordinance No. 5058, an ordinance making Supplemental Appropriations and Amending the 2022 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2022 and ending December 31, 2022 for the Ridges irrigation pumphouse equipment on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmember Simpson voting no.

### **Procurement Approval for Shadow Lake Pump Station Electrical Improvements**

This request is to award a contract to EC Electric for the installation of new electrical equipment at the Shadow Lake Pumphouse. The improvements include the replacement of existing electrical switchgear for better reliability of service at the pumphouse.

Councilmember Taggart moved and Councilmember Pe'a seconded to authorize the City Purchasing Division to execute a contract with EC Electric of Grand Junction, CO for the Shadow Lake Pump Station Electrical Improvements in the amount of \$215,648.73 subject to approval of supplemental appropriation by Council. Motion carried by unanimous voice vote.

### **A Resolution Adopting Rates, Fees, and Charges for Ridges Irrigation Golf Course Effective January 1, 2022**

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops. Rate changes for Ridges Irrigation are in accordance with the financial plan and rate studies conducted and approved. Rates for residential customers were approved by Council on December 1, 2021. However, the golf course rate was not explicitly set with that resolution which brings this action. Rates for the Golf Course are increased 5%, consistent with residential customers.

Councilmember Pe'a moved and Councilmember Simpson seconded to adopt

Resolution No. 25-22, a resolution adopting rates, fees and charges for Ridges irrigation. Motion carried by unanimous voice vote.

**Lincoln Park Multipurpose Building with Colorado Mesa University (CMU)**

With the renovation of the Lincoln Park Stadium, an additional improvement was proposed by CMU and approved by Council to construct a Multipurpose Building south of Stocker Stadium and west of the Barn. The new building will feature lockers with associated facilities to be used by the CMU football team. The other major component are meeting rooms which will be used by CMU and the City. These are designed to allow CMU coaches space for meetings during football practice and the season and for multipurpose use by the City to compliment the Barn and help meet the significant demand for indoor facility space.

Council President McDaniel explained the IGA was not finalized and requested these three interrelated items be continued to the March 16, 2022 Regular Meeting. Councilmember Herman asked that the IGA be “red lined” when next sent to Council.

**An Ordinance Making Supplemental Appropriations for the Lincoln Park Multipurpose Building with Colorado Mesa University**

**Intergovernmental Agreement (IGA) with Colorado Mesa University for the Multipurpose Building at Lincoln Park Stadium**

**Procurement Approval Authorizing the Guaranteed Maximum Price for the Stadium Multipurpose Building**

Council President McDaniel moved and Councilmember Stout seconded to continue 1) an Ordinance Making Supplemental Appropriations for the Lincoln Park Multipurpose Building with Colorado Mesa University, 2) an Intergovernmental Agreement with Colorado Mesa University for the Multipurpose Building at Lincoln Park Stadium and 3) Procurement Approval Authorizing the Guaranteed Maximum Price for the Stadium Multipurpose Building together to the Regular Meeting on March 16, 2022. Motion carried by unanimous voice vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

Councilmember Stout received a citizen email asking the City to show support for the Ukrainian people by displaying blue and yellow lights.

City Manager Caton deferred the request to Council as a policy question, but staff will be happy to implement per Council’s direction.

Council supported the request.

Councilmember Stout thanked Senior Assistant to the City Manager Greg LeBlanc on behalf of Council for his service and wished him well in his next endeavor.

Councilmember Simpson expressed concern that two of the six newly constructed lanes for the I-70 Business Loop expansion, specifically along 1<sup>st</sup> Street and Pitkin Avenue, are dedicated bus lanes for Greyhound, Bustang and Grand Valley Regional Transportation as they would be minimally used. He suggested Council discuss this topic at a future meeting or allow CDOT (Colorado Department of Transportation) to determine their best use.

City Manager Greg Caton said Council adopted Resolution No. 89-21 at the October 20, 2021 regular meeting supporting and approving CDOT's design for this project.

Council President McDaniel said there was discussion with CDOT regarding whether to construct four or six lanes. Although current traffic counts do not warrant six lanes it was decided to construct six in anticipation of future growth and to use two as dedicated bus lanes until growth warranted using all six.

Councilmember Herman noted six traffic lanes create significant impacts to non-motorized transportation, CDOT projects look to increase capacity for current and long-term growth, and CDOT has long budgeting cycles which would probably delay incremental upgrades to the area. To work with those challenges, it was decided to construct six lanes (four traffic and two temporary bus lanes) and include large multi-model paths and signalized lights as part of the realignment.

Councilmember Reitz said he sees disparity in the City's non-profit funding specifically as it related to the Commission on Arts & Culture and their subsequent grant program. He suggested outsourcing this to Western Colorado Community Foundation or United Way to create a more competitive and transparent process that aligns with the City's Strategic Plan.

Councilmember Herman said Mesa County Valley School District 51 created D51 Affordable Homeownership Program Committee and two members invited him to participate on the committee.

Councilmember Stout asked if the committee had a mission and/or vision statement yet and expressed concerns regarding potential conflicts of interest. She suggested he serve as a liaison rather than a member.

Councilmember Herman said the committee did not have governing documents yet and agreed being a liaison rather than a member would be a better fit.

**Adjournment**

The meeting adjourned at 6:19 p.m.



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Laura Bauer, MMC  
Interim City Clerk