

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

July 19, 2023

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 19th day of July 2023 at 5:34 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Deputy City Clerk Selestina Sandoval, Public Works Director Trent Prall, Parks and Recreation Director Ken Sherbenou, CDBG Administrator/Principal Planner Kristen Ashbeck and Housing Specialist Lindie Hodges.

Council President Stout called the meeting to order, and Councilmember Kennedy led the Pledge of Allegiance, followed by a moment of silence.

Citizen Comments

There were no citizen comments.

City Manager Report

City Manager Caton reminded the public to attend the next Coffee with the City Manager along with Community Development Director Tamra Allen on Thursday, July 20th at 7:30 a.m. at My Favorite Muffin.

Council Reports

Councilmember Beilfuss attended the C3 Base Camp event, the Declining Enrollment Committee meeting, Colorado Housing Event, Clean Tech Coalition, the Historical Preservation Committee, and several local homeless group meetings.

Councilmember Reitz gave updates on the Grand Junction Regional Airport Authority and the Homeless Coalition.

Councilmember Kennedy also attended the C3 Base Camp, the Housing Authority Meeting, Grand Junction Economic Partnership meeting, City of Grand Junction Development Round Table, met with United Way Director Zeb Miracle, and spoke of the Museum of the West Board theft.

Councilmember Nguyen said Grand Valley Regional Transit Authority issued a letter of opposition to HB 23-1101.

Councilmember Simpson gave a Horizon Drive Business Improvement District update.

Council President Pro Tem Herman spoke at the Grand Junction Fire Department Graduation Ceremony and gave a Downtown Development Authority update.

Council President Stout said that the Associated Governments of Northwest Colorado had their IIJA Summit, Colorado Municipal League Executive Board had their retreat (unable to attend), said she hosted a community event with City Manager Caton (paletas con), and she gave a Sister City update of her trip to El Espino, El Salvador.

CONSENT AGENDA

Councilmember Simpson requested that items 3.a. and 4.a.be removed from the consent agenda. Council President Pro Tem Herman moved, and Councilmember Kennedy seconded to adopt Consent Agenda items #1 - #6 excluding items 3.a. and 4.a. and continuing item #5.a. to August 2, 2023. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the July 5, 2023 Special Meeting
- b. Summary of the July 5, 2023 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance for Supplemental Appropriation for the Community Recreation Center and the E911 Communication Center and Setting a Public Hearing for August 2, 2023
- b. Quasi-judicial
 - i. Set a Hearing to Consider a Request by Goldberg Properties, Inc. for Review of a Service Plan for the Proposed Western Slope Metropolitan District

3. Agreements

- a. Letter of Amendment to the Patterson Overlay Project Memorandum of Understanding to Mesa County – ***Moved to Regular Agenda***

4. Procurements

- a. Authorize a Contract for Dos Rios Riverfront Improvements – **Moved to Regular Agenda**
- b. Authorize a Contract for Dos Rios Splash Park

5. Resolutions

- a. A Resolution to Purchase Property for Fire Station 7 – **Continued to August 2, 2023**
- b. A Resolution Amending Resolutions No's. 37-22 and 56-23 Pertaining to Cannabis Business Fees for Modification of Premises and Change of Trade Name Applications

5. Other Action Items

- a. Requests by Brian R. and Stephanie Bray for 1) A Variance to GJMC Section 21.06.010(e), Subdivision Infrastructure Standards Regarding the Provision of a Sanitary Sewer System; and 2) A Resolution for a Sanitary Sewer Waiver as Defined in GJMC Section 13.16.060(c)(4)(i), Persigo Wastewater Treatment Plant, Rule 4.7, to Allow for the Use of an Individual Sewage Disposal System (ISDS) for the Mustang Ridge Simple Subdivision Located at 880 26 ½ Road

REGULAR AGENDA

Letter of Amendment to the Patterson Overlay Project Memorandum of Understanding to Mesa County

The Grand Junction City Council approved a Memorandum of Understanding on April 19, 2023 in partnership with Mesa County for an overlay of Patterson Road from 30 Road east to I-70B. This amendment revises the amount of funding authorized per the terms of the agreement based on actual bid prices received for the project, which increases the City of Grand Junction's share of the project from \$800,000 up to \$1,059,546.40.

Public Works Director Trent Prall was available to answer questions.

Conversation ensued regarding the fiscal impact of this project and how it was within the maintenance and reconstruction budget in the chip seal and overlay program (3/4 Cent Sales Tax).

Councilmember Simpson moved and Councilmember Reitz seconded to approve this item. Motion carried by unanimous voice vote.

Authorize a Contract for Dos Rios Riverfront Improvements

Planned public improvements within the Dos Rios development area include the construction of an expansive splash park and a playground, as well as revitalization of the bank along the river.

The City will engage Clarke & Co. to complete river restoration efforts that will improve the aesthetic of this prominent area, support establishment of native plants to outcompete invasive species, and overall help restore and improve the river's edge. The improvements will include public access to the river's edge, a beach, and soft surface trails. These riverfront improvements were envisioned as part of the larger Dos Rios park that includes the bike park, shelter and restroom, playground, splash park, and open space.

Conversation ensued regarding the selection of the contractors on this project along with the Dos Rios Splash Park project (item 4.b.).

Councilmember Simpson moved and Councilmember Reitz seconded to approve this item. Motion carried by unanimous voice vote.

2023 Community Development Block Grant (CDBG) Program Annual Action Plan

Community Development Block Grant (CDBG) funds are an entitlement grant to the City of Grand Junction, which became eligible for funding in 1996. The 2023 Program Year marks the City's 28th year of eligibility. The City's 2023 Program Year will begin September 1, 2023. For each CDBG program year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March of 2023. On June 7, 2023, City Council approved the 2023 CDBG funding requests totaling \$417,428. The purpose of this hearing is to adopt the 2023 Annual Action Plan that will become year three of the Five-Year Consolidated Plan that was adopted in July 2021.

CDBG Administrator/Principal Planner Kris Ashbeck introduced Housing Specialist Lindie Hodges who presented on this item.

Conversation ensued regarding the recommendation of approving larger projects with more capacity for HUD funding and its potential impacts.

The public comment period opened at 6:12 p.m.

There were no public comments.

The public comment period closed at 6:12 p.m.

Councilmember Kennedy moved and Councilmember Herman seconded to adopt Resolution No. 60-23 regarding the 2023 Program Year Annual Action Plan as a part of

the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program. Motion carried by unanimous voice vote.

A Resolution Adopting the City of Grand Junction Two Year Strategic Plan

This item is to consider approval of the City of Grand Junction Two Year Strategic Plan framework. The Strategic Plan is a reflection of City Council's high-level policy priorities for the City. City Councilmembers developed these high-level priorities at the June 21 City Council Strategic Planning Retreat resulting in five Strategic Outcome Areas including Placemaking, Safe and Healthy, Thriving and Vibrant, Resource Stewardship, and Welcoming, Livable and Engaging. Once approved, these Outcome Areas will guide projects, activities and plans for City staff over the next two years.

This item was presented by City Manager Greg Caton.

Conversation ensued regarding Councilmembers appreciation of the process, their contentment with the outcomes, how Council develops the ends (destination) while staff develops the means (implementation) for the strategic priorities, and several Councilmember lauded the consultants used for the process.

The public comment opened at 6:28 p.m.

There were no comments.

The public comment closed at 6:28 p.m.

Council President Pro Tem Herman moved and Councilmember Reitz seconded to adopt Resolution No. 61-23 adopting the 2023-2025 Strategic Plan. Motion carried by unanimous voice vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Simpson stated interest in agendizing property tax revenues relief plan, and how to evaluate direct reports.

Adjournment

The meeting adjourned at 6:30 p.m.

Amy Phillips, CMC
City Clerk

