

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

August 2, 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 2nd day of August 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, Finance Director Jodi Welch, and Housing Manager Ashley Chambers.

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

Citizen Comments

Bruce Lohmiller spoke of housing the houseless in hotels, and that the Veterans Art Center needs funding for their urgent needs list.

City Manager Report

City Manager Caton had no report.

Council Reports

Councilmember Kennedy attended the Grand Junction Regional Center Welcome Home Event, took a tour of the Redlands 360 Project, attended St. Mary's Open House for their Robotics Surgical Unit, the Landlord's Symposium, Museum of the West's Board Meeting, the Colorado Commission on Higher Education event, and the Forestry Board Meeting.

Councilmember Beilfuss attended the Homeless Coalition meeting, the Western Colorado Alliance Housing Committee meeting, Colorado Commission on Higher Education event, the Commission on Arts and Culture meeting, the Historic Preservation Board meeting, Coffee with Colorado Mesa University President John Marshall, volunteered with the Business Art Mentorship, and met with Scott Brayden with Colorado Wildlands Project, and with several Homeless Housing Advocates.

Councilmember Simpson attended the Business Incubator meeting and lauded the new Chief Executive Officer Dalida Bolig and gave an update on the Riverview Technology Corporation.

Council President Pro Tem Herman said he and Councilmember Reitz hosted a National Night Out and thanked the Grand Junction Police Department officers who attended.

Councilmember Nguyen said that Grand Valley Transit has Fare Free August.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the July 10, 2023 Special Meeting Executive Session
- b. Summary of the July 10, 2023 Special Workshop
- c. Summary of the July 17, 2023 Workshop
- d. Minutes of the July 19, 2023 Special Meeting Executive Session
- e. Minutes of the July 19, 2023 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending the Wastewater System Code Section 13.04.140 Building Sewer - Separate Sewer Required for each Building - Exception and Setting a Public Hearing for August 16, 2023
 - ii. Introduction of an Ordinance Amending the Grand Junction Municipal Code (GJMC) Concerning City Sales Taxes to Provide a Credit Against Sales Tax if a Certain Public Improvements Fee has been Paid in Connection with the Boundaries of the Western Slope Metropolitan District, Grand Junction, Colorado and Setting a Public Hearing for August 16, 2023
 - iii. Introduction of an Ordinance Amending the Charter Regarding Council Salaries on the Election Ballot for the Special Municipal Election to be Held November 7, 2023 and Setting a Public Hearing for August 16, 2023
 - iv. Introduction of an Ordinance Placing a Charter Amendment to Change the Authorized Length of Leases of City Property for Housing from 25 up to 99 Years on the Election Ballot for the Special Municipal Election to be Held November 7, 2023 and Setting a Public Hearing for August 16, 2023

3. Resolutions

- a. Grand Junction Fire Department/Clifton Fire Protection District Cooperative Services
- b. A Resolution to Purchase Property for Fire Station 7

Councilmember Reitz moved and Councilmember Nguyen seconded to adopt the Consent Agenda Items 1 – 3. Motion carried by unanimous voice vote.

REGULAR AGENDA

An Ordinance for Supplemental Appropriation for the Community Recreation Center and the E911 Communication Center

The budget was adopted by the City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to reappropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is required for spending authorization for the Community Recreation Center (CRC) design contract authorized by City Council on July 5, 2023, and for upgrading microwave equipment at the Communication Center's E911 communication towers.

Finance Director Jodi Welch presented this item.

Conversation ensued regarding whether these items were previously budgeted. They were budgeted in 2024 and are being moved up due to the Communications Center's upgrade being accelerated.

The public hearing opened at 5:56 p.m.

There were no public comments.

The public hearing closed at 5:56 p.m.

Councilmember Kennedy moved and Council President Pro Tem Herman seconded to adopt Ordinance No. 5166, an ordinance making supplemental appropriations to the 2023 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2023, and ending December 31, 2023 on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

A Resolution Making a Commitment to Increase Affordable Housing Units Consistent with State of Colorado Proposition 123 and a Resolution Amending Resolution Nos. 48-22 and 97-22 the Grand Junction Housing Goals and Affordable Housing Definitions

The purpose of these Resolutions is to file a commitment with the Colorado Division of Housing to increase affordable housing stock in Grand Junction and to align the City's affordable housing goals and affordability definitions with Proposition 123 requirements.

Housing Manager Ashley Chambers presented this item.

There was discussion regarding ramifications of not meeting the stated goal, the inclusion of naturally occurring affordable housing units, and how those units are only counted one time, as a baseline during the three-year commitment.

Councilmember Reitz stated he supported this resolution.

Conversation ensued regarding the increasing number of municipalities opting in to qualify for 123 funds, (non-profits within the municipalities cannot apply for funds without their municipality opting in), and that this is a competitive process to get funds (although DOLA is looking at a regional appropriation approach for distributing funds). The question was asked if the ballot issue for 99-year leases doesn't pass, would the money still be accessible; land banking is the only program that has released significant details and may not be accessible to the City without that ballot item passing.

The public comment period opened at 6:08 p.m.

There were no comments.

The public comment period closed at 6:08 p.m.

Council President Pro Tem Herman moved, and Councilmember Reitz seconded to adopt Resolution No. 64-23, a resolution authorizing the City Manager to file a commitment with the Colorado Division of Housing to increase affordable housing stock in Grand Junction. Motion carried by unanimous roll call vote.

Council President Pro Tem Herman moved, and Councilmember Kennedy seconded to adopt Resolution No. 65-23, a resolution amending Resolution Nos. 48-22 and 97-22 the Grand Junction Housing Goals and Affordable Housing Definitions for affordable for sale and for rent units in the City of Grand Junction, Colorado. Motion carried by unanimous roll call vote.

A Resolution Authorizing Payment for the Acquisition of Real Property Located in the City of Grand Junction, Colorado for Four Units of Affordable Housing in Accordance with Resolution No. 30-23 Establishing the Land and Building Acquisition Program and Ratifying Actions Heretofore Taken and Directing Further Actions in Connection Therewith

This Resolution authorizes the contractual purchase of \$300,000 for a four-unit residential property with City assistance through the Land and Building Acquisition Program consistent with Resolution No. 30-23 utilizing American Rescue Plan Act (ARPA) funds.

Housing Manager Ashley Chambers presented this item.

Comments were made expressing the value of getting four units for the price and gratitude to Hilltop for their service.

The public comment period opened at 6:16 p.m.

There were no public comments.

The public comment period closed at 6:16 p.m.

Councilmember Kennedy moved and Councilmember Nguyen seconded to adopt Resolution No. 66-23, a resolution authorizing payment for the acquisition of real property located in the City of Grand Junction, Colorado for four units of affordable housing in accordance with Resolution No. 30-23 establishing the Land and Building Acquisition Program, and ratifying actions heretofore taken and directing further actions in connection therewith. Motion carried by unanimous voice vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Simpson requested a separate fund for housing expenditures be created for 2023 apart from the general fund where it is currently. There was not sufficient support from Council for this request.

Councilmember Reitz asked about the next step for American Rescue Plan Act funds and was informed the Counseling Education Center and Riverside Educational Center are scheduled for future workshops.

Adjournment

The meeting adjourned at 6:23 p.m.

Amy Phillips, CMC
City Clerk

