

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

September 20, 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 20th day of September 2023 at 5:33 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson (virtual), and Council President Pro Tem Abe Herman. Council President Anna Stout was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Records Manager Janet Harrell, Finance Director Emeritus Jodi Welch, Housing Manager Ashley Chambers, and General Services Director Jay Valentine.

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

Proclamations

Proclaiming September 15 - October 15, 2023 as Hispanic Heritage Month in the City of Grand Junction

Councilmember Reitz read the proclamation. Sonia Gutierrez and members of Colorado Mesa University Latino Student Alliance and Society of Hispanic Professional Engineers accepted the proclamation.

Proclaiming September 17 - 23, 2023 as Constitution Week in the City of Grand Junction

Councilmember Kennedy read the proclamation. Annette Raley, Chairman of the Constitution Committee, Daughters of the American Revolution, accepted the proclamation.

Public Comments

Cambron (no last name given) spoke of safety issues at Walnut Park Apartments and on public buses.

John (no last name given) would like more police presence at Walnut Park Apartments, expressed concerns with their handicap parking, and drug activity nearby.

Marla Hagle spoke of being from Chicago and experiencing negativity for transplants from locals.

Listening Session – Housing and People Experiencing Homelessness

Mayor Pro Tem Herman announced that there will be a listening session with the public and staff on Thursday, September 21 at 10:30 a.m. at Lincoln Park Barn to discuss this item further.

Marla Hagle experienced homelessness and shared her story.

Taylor Corpier spoke of his experience becoming houseless due to unaffordable rent and spoke against the closing of Whitman Park.

Eric Niederkruger spoke of the need for an audit to see how the City’s homeless funds are being spent and spoke against the closing of Whitman Park.

Dennis Eichinger said the homeless issue needs legislation passed.

Rodney Snider, Owner of Scotty’s Muffler, spoke of how people who stay at Whitman Park have impacted his business and thanked the City for closing it.

Micheal Anton, Owner of Emtech, stated that the houseless individuals have moved to Emerson Park near his business. He believes the homeless community should be offered jobs and not coddled.

William Wade, Chairman Emeritus of HomewardBound said the community needs a collaborative effort to solve the homeless issue.

Eric Rechel wants homelessness solved and is concerned of future plans for Whitman Park.

Frank Hayde spoke against the closing of Whitman Park and of the homeless population moving to Hawthorne Park near where he lives.

Nicki Marie volunteers with several local organizations and spoke against the closing of Whitman Park.

Caleb Ferganchick spoke against the closing of Whitman Park and called for its reopening by the end of the week.

Ashley Rowley asked Council to pressure the City Manager to answer the community’s questions regarding the closing of Whitman Park and stated she disagrees with nonprofits having the primary responsibility to help the houseless.

Ian Hamilton spoke of his experience becoming houseless and disagrees with the closing of Whitman Park.

Jeanette Wiley spoke against the closing of Whitman Park.

David Stewart spoke as a former houseless individual against the closing of Whitman Park.

Jaid Beacham spoke against the closing of Whitman Park due to the added work to her nonprofit organization.

Stephania Vasconez, Executive Director of Mutual Aid Partners, thanked the City for the creation of the Housing Division, the investment into the community resource unit and the allocation of resources to houseless providers as part of the nonprofit budget. She expressed disappointment in the closing of Whitman Park and stated she didn't feel this decision was made with feedback from the Housing Division or the service providers that work with the houseless community. She said the community needs to work together to solve this problem.

Robert Surbaugh is a homeless individual who spoke against the closing of Whitman Park who believes that the homeless community needs to work with Council to find solutions.

Kaleb Wilkins spoke against the closure of Whitman Park and the need for public restrooms.

Robert Clapp has been homeless and said the houseless community need help to change their situation.

Gary Crist asked Whitman Park be reopened and that laws be enforced.

Chris (no last name given) used a metaphor of Hank the dog for the Whitman Park closure.

Sharon Contreras spoke of her experiences as a homeless individual who is against the closure of Whitman Park.

City Council took a short break at 6:55 p.m.

The meeting resumed at 7:06 p.m.

City Manager Report

City Manager Caton announced that Coffee with the City Manager was the previous day on the Colorado Mesa University campus with President John Marshall and had good attendance. He appreciates the strong relationship between the City and the University.

Council Reports

Councilmember Kennedy attended Grand Junction Economic Partnership meeting, Healthcare Innovations Symposium, and the World Comes to Grand Junction event.

Councilmember Reitz attended an ad hoc committee meeting to pass the 99-year lease measure 2.b. and is happy to get many endorsements.

Councilmember Beilfuss attended the Mesa County Valley School District 51 Declining Enrollment Committee, Club 20, Pridefest, the Commission on Arts and Culture, the World Comes to Grand Junction event, the Grand Junction Chamber of Commerce luncheon, Healthcare Innovations Symposium, and toured the Persigo Wastewater Treatment Plant and Water Treatment Plant.

Council President Pro Tem Herman attended the Parks and Recreation Advisory Board meeting.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the August 28, 2023 Workshop
- b. Minutes of the September 6, 2023 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Regarding the Purchasing Policy and Setting a Public Hearing for October 4, 2023 – ***Moved to Regular Agenda***
 - ii. Introduction of an Ordinance Authorizing a Supplemental Appropriation for Funding of the Joseph Center Expansion Project and Setting a Public Hearing on October 4, 2023
- b. Quasi-judicial
 - i. Introduction of an Ordinances for Annexation and Zoning of Approximately 0.23 Acres from County RSF-4 (Residential Single Family – 4 dwelling units per acre) to City C-2 (General Commercial) for the Adams Enclave Annexation Located at 2738 B 1/4 Road, and Setting a Public Hearing for October 4, 2023
 - ii. Introduction of an Ordinance for Annexation of 23.35 Acres and an Ordinance Zoning of Approximately 9.26 Acres from County C-2 (General Commercial District) to City C-2 (General Commercial) Located at 232 27 1/4 Road through 241 27 1/4 Road and 2739 Highway 50, and Zoning of Approximately 2.02 Acres from County RSF-4 (Residential Single Family - 4 dwelling units per acre) to City C-2 Located at 2736 1/2 B 1/4 Road and 2735 Highway 50, and

Zoning of Approximately 0.51 Acres from County RSF-4 to City R-8 (Residential 8 du/ac) Located at 2736 B 1/4 Road for the Tallman Enclave Annexation, and Setting a Public Hearing for October 4, 2023

3. Agreements

- a. CDBG 2023 Program Year Subrecipient Agreements between Grand Valley Catholic Outreach, Habitat for Humanity of Mesa County and the City of Grand Junction

4. Procurements

- a. Contract for Underwriting Services – ***Moved to Regular Agenda***

5. Resolutions

- a. A Resolution Issuing a Revocable Permit to Allow Private Stormwater V-Pan for the Bunting Rowhomes Located at 1313 Bunting Within the Alleyway Off of N 13th Street
- b. A Resolution Authorizing the City Manager to Submit a Planning Grant Application to the U.S. Department of Transportation's FY 2023-2024 Reconnecting Communities and Neighborhoods Program for a Pedestrian/Bicycle Facility over I-70B, Union Pacific Railroad, and Riverside Parkway near 24 Road

Councilmember Simpson asked item 4.a. be removed from the Consent Agenda and Councilmember Kennedy asked item 2.a.i. be removed. Councilmember Kennedy moved, and Councilmember Reitz seconded to adopt the Consent Agenda Items 1 – 5 excluding items 2.a.i. and 4.a. Motion carried by unanimous voice vote.

REGULAR AGENDA

Contract for Underwriting Services

The City of Grand Junction is preparing for various critical projects, including infrastructure enhancements, public facility development, and other economic growth initiatives. To fund these projects, the city plans to issue municipal bonds. The engagement of a qualified underwriting firm is crucial to structuring and marketing these bond issuances effectively.

D.A. Davidson, a nationally recognized financial services firm, has submitted a comprehensive proposal for providing underwriting services. D.A. Davidson has a proven track record in underwriting municipal bonds for municipalities regionally, securing favorable terms and competitive interest rates. Their expert team will collaborate with City staff to optimize the bond issuances to meet specific issuance

goals and maximize cost savings and efficiency.

General Services Director Jay Valentine and Finance Director Emeritus Jodi Welch were present to answer questions.

Conversation ensued regarding the process of selecting this vendor which included a competitive bid process and a committee that interviewed the three applicants. The evaluation process was shared with Council for how the committee determined priorities (i.e. debt issuance for the expansion of Persigo) and asked the companies to submit a financing model and strategies for the debt issuance at the lowest cost possible. This was reviewed and used to choose the best company.

Councilmember Kennedy moved and Councilmember Nguyen seconded to approve the contract for underwriting services as proposed by staff. Motion carried by roll call vote with Councilmember Simpson voting no.

Introduction of an Ordinance Regarding the Purchasing Policy and Setting a Public Hearing for October 4, 2023

In early 2023, questions arose regarding the City's purchasing and procurement policies and, specifically, the self-performance of work. The existing policies have not undergone a thorough review and rewrite since 2012, and there were concerns about the clarity of certain sections, including Section 18, which was adopted in the context of a specific project but did not directly address the self-performance issue. In response to these concerns, the City Council instructed the City staff to consider and, as appropriate, develop and recommend a self-performance policy. This ordinance adopts a comprehensive update of the Purchasing and Procurement Policies and Procedures that includes the policy guidelines for City staff to self-perform certain work.

General Services Director Jay Valentine was present to answer questions.

Conversation ensued regarding correspondence received from stakeholders asking for further engagement on this policy, summary of past engagement with stakeholders and workshops with Council to get feedback on changes to the policy, how this has been evolving for over a year and how this is setting a public hearing and not adoption of the ordinance.

Councilmember Kennedy moved and Councilmember Reitz seconded to introduce an ordinance related to adapting policies and procedures for purchasing equipment, materials, supplies and specialized, expert and technical services and work including specialized technical and expert personnel and work performed by or for the City of Grand Junction setting a public hearing for October 4, 2023. Motion carried by roll call vote with Councilmember Simpson voting no.

An Ordinance Authorizing a Supplemental Appropriation for a Grant to the Counseling and Education Center (CEC)

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 to allocate \$996,006 in American Rescue Plan Act (ARPA) funds to the Counseling and Education Center (CEC).

Finance Director Emeritus Jodi Welch presented this item.

The public hearing opened at 7:41 p.m.

There were no comments.

The public hearing closed at 7:41 p.m.

Councilmember Kennedy moved and Councilmember Nguyen seconded to adopt Ordinance No. 5174, 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 order final publication in pamphlet form. Motion carried by unanimous roll call vote.

Authorize the City Council Audit Committee to Execute a Contract with Haynie & Company for the December 31, 2023 Financial Audit Services

After requesting proposal for financial audit services, the Audit Committee received three responsive and responsible responses. After review and interviews of the two top firms, the Audit Committee recommends contracting with Haynie & Company. The cost for 2023 is \$41,500 for the audit of the Annual Comprehensive Financial Report and \$6,500 for the Single Audit as required by the Single Audit Act for federal funds. Subsequent years fees increase between 4.2 percent and 5 percent annually.

City Manager Greg Caton and Finance Director Emeritus Jodi Welch presented this item.

Conversation ensued regarding the acceptability of keeping the same company, but switching the audit team, and the legal process of disclosing bids when requested.

The public comment opened at 7:50 p.m.

There were no comments.

The public comment closed at 7:50 p.m.

Councilmember Nguyen moved and Councilmember Kennedy seconded to authorize the President of the City Council to adopt the Audit Committee recommendation to execute a contract with Haynie & Company for the audit of the December 31, 2023 Annual Comprehensive Financial Report and for the single audit of federal funds with the option to renew for three additional years. Motion carried by roll call vote with Councilmember Simpson voting no.

A Resolution Authorizing American Rescue Plan Act (ARPA) Funding for the Joseph Center Expansion Project

The Joseph Center is requesting \$947,704 in American Rescue Plan Act (ARPA) funds for use as a capital investment in securing two new buildings to expand their current programs that would add an additional 15 beds for the Golden Girls project and approximately 20 additional emergency beds for families who have experienced domestic violence or houselessness. This resolution authorizes the City Manager to make an American Rescue Plan Act (ARPA) grant award of \$947,704 to the Joseph Center.

This item was presented by Housing Manager Ashley Chambers and Director of the Joseph Center, Mona Highline.

Conversation ensued regarding appreciation from Council for the services that the Joseph Center provides, concern of the ARPA funding process of approving requests as they come forth instead of reviewing and funding requests all at once.

The public hearing opened at 8:09 p.m.

Jay Diego Maldonado said Grand Junction needs a facility for men for those who need housing to work and be productive citizens.

The public hearing closed at 8:10 p.m.

Conversation resumed regarding how this fits with affordable housing goals, the need for transitional housing and how this item was close to the Land Acquisition Program (but different enough to bring forward separately due to the transitional housing piece) that staff chose to bring it forward as an ARPA request, though maybe the Land Acquisition Program should be expanded to include transitional housing in the future. Clarification was made that this request would fall under emergency shelter (under a HUD definition) and not transitional housing.

Councilmember Reitz moved and Councilmember Kennedy seconded to adopt Resolution No. 86-23, a resolution authorizing the City Manager to make an American

Rescue Plan Act (ARPA) grant award to the Joseph Center Expansion Project. Motion carried by unanimous voice vote.

Non-Scheduled Public & Visitors

There were none.

Other Business

There was discussion of the need for public bathrooms, what the City's responsibility for this is (not legally compelled to provide, but if those facilities are provided there are requirements such as accessibility), the trend in industry that brick and mortar facilities have a lot of vandalism and encourage illegal activities, and how the City has moved to a portable model of using port-a-potties unless there are reservations for park shelters in which the permanent bathroom facilities may be opened.

It was requested to get a list what services the City could provide after receiving feedback from the Housing and People Experiencing Homelessness listening session scheduled for September 21, 2023 at 10:30 a.m. which will be used for a future City Council Workshop discussion.

Adjournment

The meeting adjourned at 8:25 p.m.



Amy Phillips, CMC
City Clerk