

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

October 18, 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 18th day of October 2023 at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Council President Pro Tem Abe Herman and Council President Anna Stout. Councilmember Randall Reitz was absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, Finance Director Emeritus Jodi Welch, General Services Director Jay Valentine, Public Works Director Trent Prall, Community Development Director Tamra Allen, and Housing Manager Ashley Chambers.

Council President Stout called the meeting to order. She recognized citizen Bruce Lohmiller who was a staple at almost every City Council meeting, County Commissioner meetings, and School Board meetings. He recently passed away. The City is working on a special memorial for him, and working with the County and the School District to put together a proclamation in recognition of his birthday. She asked that people who knew Bruce to remember him during the moment of silence.

Councilmember Jason Nguyen led the Pledge of Allegiance, followed by a moment of silence.

Appointments

To the Visit Grand Junction Board

Council President Pro Tem Herman moved, and Councilmember Nguyen seconded to appoint Theresa Horvat and Christina Schultz to the Visit of Grand Junction Board for terms expiring December 31, 2026. Motion carried by unanimous voice vote.

To the One Riverfront Commission

Councilmember Kennedy moved and Councilmember Beilfuss seconded to appoint David Combs to the One Riverfront Commission for a partial term expiring July 31, 2025. Motion carried by unanimous voice vote.

To the Mesa County Building Code Board of Appeals

Councilmember Nguyen moved and Councilmember Simpson seconded to ratify the appointments to the Mesa County Board of Appeals for David Reinertsen, Ray Rickard, and Thomas Cronk for terms effective January 1, 2024 thru December 31, 2026. Motion

carried by unanimous voice vote.

Public Comments

Theresa Cambron talked about a construction company that she is concerned about regarding possible computer and credit card theft.

Eric Niederkruger said that Bruce Lohmiller will be missed. He spoke about homelessness and stated that Whitman Park is a safe park.

Nicole Miller said she was disappointed with the closing of Whitman Park. She asked that the park be reopened.

Ashley R. voiced her concern about City Leaders' decision to close Whitman Park.

City Manager Report

City Manager Caton said that Coffee with the City Manager will occur on November 16th at Baker's Boutique, 726 24 Road, Grand Junction at 8:00 a.m. and that Finance Director Emeritus Jodi Welch and new Finance Director Jennifer Tomaszewski will be joining him.

Board and Commission Liaison Reports

Councilmember Nguyen said that Grand Valley Regional Transportation Committee voted to have expanded hours for Grand Valley Transit (GVT) and noted the State of Colorado funded a fare free transit for the month of August and GVT was able to participate and showed an increase in ridership for that month.

Council President Pro Tem Herman said that Parks and Recreation Advisory Board will be meeting tomorrow (October 19, 2023) on the Community Center Design. The Downtown Development Authority and Space to Create were supporters of the Portella free concert event last Saturday (October 14, 2023).

Councilmember Kennedy said that the Museum of Western Colorado is still searching for an Executive Director. Grand Junction Economic Partnership (GJEP) had a meeting that morning and are doing lots of things in recruitment and expansion of businesses to Grand Junction. There is a GJEP conference going through October 20th.

Councilmember Beilfuss attended the Affordable Housing for Local Officials training yesterday (October 17, 2023) and got a lot of good information.

Council President Stout gave an update on the Colorado Municipal League (CML) and said she was attending the CML 100-year celebration in Denver. She will be speaking on a panel with other mayors there and as well as a on mayors panel at a summit in Santiago, Chile. She also stated that she had a series of meetings with service

providers to help the houseless community and that the group is almost ready to bring forth a proposal to Council on how to best meet their urgent needs.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the October 2, 2023 Workshop
- b. Minutes of the October 4, 2023 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Title 29 of the Grand Junction Municipal Code to Repeal and Readopt the Transportation Engineering Design Standards (TEDS) and Setting a Public Hearing for November 1, 2023 – **Moved to Regular Agenda**

3. Resolutions

- a. A Resolution Expressing City Support for the Construction of a Mobility Hub in Downtown Grand Junction and Conditionally Committing Certain City Real Estate for and In Support of the Mobility Hub

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

REGULAR AGENDA

Introduction of an Ordinance Amending Title 29 of the Grand Junction Municipal Code to Repeal and Readopt the Transportation Engineering Design Standards (TEDS) and Setting a Public Hearing for November 1, 2023 – Moved from Consent Agenda

The City is proposing to repeal and replace sections of the Grand Junction Municipal Code (GJMC) Title 29 to modify and clarify various provisions of the Transportation Engineering Design Standards (TEDS). The updated TEDS addresses items identified through the planning and development process and recommended by the City's Pedestrian and Bicycle Plan as a desired modernization of the required transportation standards in the Code. The TEDS applies to all transportation improvements within the public right-of-way and all private work dedicated to the public, either as right-of-way or as an easement. The proposed Updated TEDS Manual will repeal and replace the existing TEDS Manual last adopted in 2010.

Conversation ensued regarding how this item was not approved by the Planning Commission, the costs and impact of this plan on housing and roads, safety of bike and ped users, the need for equity of public transportation, maintaining a reasonable urban standard and the possibility of sending this back to staff to work with the builder community to find a better plan.

Councilmember Kennedy moved and Councilmember Simpson seconded to not introduce an ordinance amending Title 29 of the Grand Junction Municipal Code to repeal and readopt the Transportation Engineering Design Standards (TEDS) and to not set a public hearing for November 1, 2023, or November 15, 2023. Motion failed 2-4 by roll call vote with Councilmembers Nguyen, Beilfuss, Herman and Stout voting no.

Council President Pro Tem Herman moved, and Councilmember Nguyen seconded to introduce an ordinance amending Title 29 of the Grand Junction Municipal Code to repeal and readopt the Transportation Engineering Design Standards (TEDS) and setting a public hearing for November 15, 2023. Motion carried by a 4-2 roll call vote with Councilmembers Kennedy and Simpson voting no.

Introduction of an Ordinance Amending Ordinance No. 5176 Concerning City Performed Construction of Public Improvement Works and Setting a Public Hearing for November 1, 2023

On October 4, 2023, the City Council adopted and approved Ordinance 5176 and with that action established certain purchasing and procurement policies for the City. When Ordinance 5176 was adopted, the City Council discussed creating a self-performance policy. The City Council declined the staff's proposed self-performance policy and remanded the matter to the City staff for further refinement.

City Manager Greg Caton, City Attorney John Shaver and General Services Manager Jay Valentine presented this item.

Conversation ensued regarding self-performance projects coming forth to Council on a case-by-case basis and criteria for the City to propose self-performance.

The public hearing opened at 6:32 p.m.

There were no comments.

The public hearing closed at 6:32 p.m.

Discussion resumed regarding concerns with the case-by-case Council presentations and balancing fiduciary responsibility with providing opportunities to our local contractors.

Council President Pro Tem Herman moved and Councilmember Nguyen seconded to

introduce and approve on first reading an ordinance to amend Ordinance 5176 concerning City self-performed work, order publication in pamphlet form and set a public hearing on November 1, 2023 at 5:30 p.m. with the described modifications as amended at the meeting. Motion carried 5-1 by roll call vote with Councilmember Simpson voting no.

A break was taken at 6:53 p.m.

The meeting resumed at 7:09 p.m.

A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Housing and Financing Authority (CHFA) for the Land Acquisition of 21.45 Acres for Future Development of Affordable and Attainable Housing Units

This request is for authorization to submit a request to the Colorado Housing and Finance Authority for a \$2.2 million grant with a local match of \$1 million from the City of Grand Junction for the purchase of 21.45 acres of property for future development of affordable and attainable housing units.

Housing Manager Ashley Chambers presented this item.

Council expressed excitement and gratitude for this project.

The public comment period opened at 7:16 p.m.

There were no comments.

The public comment period closed at 7:16 p.m.

Councilmember Nguyen moved and Councilmember Kennedy seconded to adopt Resolution No. 93-23, a resolution authorizing the City Manager to submit a Grant Request to the Colorado Housing and Finance Authority for the Land Acquisition of 21.45 Acres for Future Development by the City of Grand Junction for Housing Units. Motion carried by unanimous roll call vote.

A Resolution Authorizing the City Manager to Submit a Pathways to Removing Obstacles to Housing (PRO Housing) Grant Request to the Department of Housing and Urban Development (HUD) for Funding for the Land Acquisition and Building Acquisition Program for Future Development by the City of Grand Junction for Housing Units

This request is for authorization to submit a request to HUD for a \$4 million grant.

Housing Manager Ashley Chambers presented this item.

Conversation ensued regarding the process the City would pursue to develop the

property (i.e., buy the property and accept project proposals). There was discussion of the ballot item for the 99-year lease and how that plays a role in how the ownership and contracts may be structured.

The public comment period opened at 7:35 p.m.

Keith Ehlers asked if the City is taking a comprehensive look at housing and if there should be guardrails created around future projects and funding.

The public comment period closed at 7:38 p.m.

Council Pro Tem Herman moved and Councilmember Nguyen seconded to adopt Resolution No. 94-23, a resolution authorizing the City Manager to submit a Grant Request to the U.S. Dept of Housing and Urban Development for \$4,000,000 to increase resources to fund the City's Land and Building Acquisition program. Motion carried by unanimous roll call vote.

Non-Scheduled Comments

There were none.

Other Business

Councilmember Kennedy stated that the statistics mentioned during public comments regarding Whitman Park were misleading. He spoke of his experience as a former police officer patrolling there and of the dangers and criminal activity that took place and how that should be considered when discussing the closure.

Adjournment

The meeting adjourned at 7:44 p.m.



Amy Phillips, CMC
City Clerk