

**Grand Junction City Council
Minutes of the Regular Meeting**

December 6, 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 6th day of December at 5:30 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, Engineering and Transportation Director Trent Prall, Development Engineer Rick Dorris, Mobility Planner Henry Brown, Principal Planner David Thornton, City Clerk Amy Phillips, and Deputy City Clerks Selestina Sandoval and Krystle Koehler.

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

Presentations

Recognition of 2024 Calendar Photographers

Council President Stout thanked the photo contributors to the 2024 City calendar, and summarized the process from which the pictures were chosen.

Public Comments

Glen Stout discussed the Lake Road replacement lift station, and expressed concern that if the pipeline were to become unstable or break, raw sewage may go into the river.

Anna Elliott asked where the extra funds were coming from for the Community Recreation Center. (proposed additional 20,000 square footage)

City Manager Report

City Manager Caton had no report.

Board and Commission Liaison Reports

Councilmember Kennedy gave an update on Museums Western Colorado.

Council President Stout presented at the Colorado Municipal League Mayors Day Summit along side City Manager Caton.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the November 13, 2023 Workshop
- b. Minutes of the November 15, 2023 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Repealing the 2010 Title 21 Zoning and Development Code and Adopting the 2023 Zoning and Development Code; Introduction of an Ordinance Transitioning Zone Districts on the Official Zoning Map in Accordance with the 2023 Zoning and Development Code, and Setting a Public Hearing for December 20, 2023
 - ii. Introduction of an Ordinance Amending the One Grand Junction Comprehensive Plan with Revised Implementing Zone Districts to be Consistent with the Zoning & Development Code Update, and Setting a Public Hearing for December 20, 2023
- b. Quasi-judicial
 - i. Introduction of an Ordinance Approving a Rezone for Approximately 174.3 Acres from PD (Planned Development) to PD (Planned Development) and Adopting an Outline Development Plan for "Mesa Trails," Located Between 23 1/4 and 23 3/4 Roads, from G Road to Highway 6 and 50, and Setting a Public Hearing for December 20, 2023
 - ii. Introduction of an Ordinance Zoning Approximately 2.96 Acres to I-1 (Light Industrial), Located at 821 21 1/2 Road, and Setting a Public Hearing for December 20, 2023

3. Procurements

- a. Authorize Change Order #3 with Garney Construction for the Phase 1 Persigo Wastewater Treatment Plant Expansion Project that includes early procurement of large diameter PVC pipe

4. Resolutions

- a. A Resolution Vacating a Portion of a Utility Easement within the Orchard View Way Right-of-Way

- b. Resolutions Levying Taxes for the Year 2023 in the City of Grand Junction, Colorado, and the Downtown Development Authority
- c. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2024
- d. A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor
- e. A Resolution Authorizing the City Manager to Sell and Convey Right of Way and Easements to the Colorado Department of Transportation for the I-70B Improvement Project South of Rood Ave (Phase 6)
- f. A Resolution for Reimbursement from Bond Proceeds for Capital Expenditures Related to the Community Recreation Center

5. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2024 Operating Plan and Budget
- b. Horizon Drive Business Improvement District's 2024 Operating Plan and Budget

Councilmember Reitz moved, and Council President Pro Tem Herman seconded to adopt Consent Agenda Items 1 – 5. Motion carried by unanimous voice vote.

REGULAR AGENDA

2024 Budget Presentation, Second Public Hearing, and an Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2024 and Ending December 31, 2024

The budget is the highest expression of the City Council's policies and decision-making. It articulates the initiatives, investments, and services provided by and through elected officials and staff. The budget represents the allocation of resources to achieve the goals identified by the City's Comprehensive Plan and the City Council's Strategic Outcomes of Placemaking, Safe and Healthy, Thriving and Vibrant, Resource Stewardship, and Welcoming, Livable, and Engaging. The City Council authorizes the Annual Budget through the appropriation of spending at the fund level. The 2024 Recommended Budget totals \$322.5 million (\$322,532,371), a \$87.4 million or 37.2 percent increase from the 2023 Adopted Budget of \$235.1 million. This significant increase is primarily due to the initiation of two legacy projects, including Phase 1 of the expansion and improvement of the Persigo Wastewater Treatment Plant and the construction of the new Community Recreation Center. Other important increases include investment in housing and sustainability initiatives, as well as the implementation of wage and benefit increases to continue to attract and retain employees. The 2024 Recommended Budget is balanced,

and the General Fund has a surplus of \$253,816. The 2024 ending General Fund balance is projected at \$39.5 million; minimum reserve of \$25.9 million; internal loans of \$1.9 million; with the remaining amount available of \$11.7 million. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2024 Recommended Budget has been discussed with the City Council during three main budget workshops on October 2, 16, and 30. Economic Development funding discussions also occurred at the October 16 and 30 workshops. On October 16, had a budget work session (Persigo Joint Sewer Board) which included, review, and discussion of the 2024 Recommended Budget for the Sewer Fund. The first public presentation and hearing was at the City Council meeting on November 1, 2023. The City organization proudly continues to serve this community within the traditional lines of public safety, engineering, transportation, parks, recreation, community development, and utilities. Beginning in 2022 and continuing into 2024, the City's service delivery model has been significantly enhanced in the areas of affordable housing, unhoused needs, sustainability, and community engagement. The City's financial position remains strong and the 2024 budget as the annual financial plan for the City is reflective of the strategic and long-term vision of the City Council to serve the community in 2024.

City Manager Greg Caton presented this item.

The public hearing opened at 6:00 pm.

Ryan Sylvester spoke in support of the proposed skate park funding.

Anna Elliott commented on the budget and wanted to know what funds were going towards the fire stations and police department.

The public hearing closed at 6:06 pm.

Council President Pro Tem Herman moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5186, an ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2024, and ending December 31, 2024. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. 5142 are incorporated by and made part of this ordinance by this reference as fully set forth. Furthermore, Ordinance No. 5142 setting the salaries of the Municipal Judge and the City Attorney, is incorporated by and made part of this ordinance by reference as if fully set forth on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmember Simpson voting no.

Council took a short break at 6:24 pm and the meeting resumed at 6:34 pm.

An Ordinance Amending Title 29 of the Grand Junction Municipal Code to Repeal and Readopt the Transportation Engineering Design Standards - Continued from November 15, 2023

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 adopted in 2010.

Engineering and Transportation Director Trent Prall presented this item. Development Engineer Rick Dorris, Mobility Planner Henry Brown, and Principal Planner David Thornton were available for questions.

Conservation ensued regarding the potential impact of TEDS on affordable housing, the Planning Commission's recommendation and how it impacts their decision. Stacking requirements of parking were also discussed.

Public hearing opened at 7:25 pm.

Ash Zolton, Sarah Stokes, Cara Kwkwraitis, Ellie Bak, Amanda Stahke, Greg Litus, Sarah Lupin, James Hodge, Matthew Finkle, Dean Bressler, and Diana Rooney spoke in support of the TEDS update.

Council took a short break at 7:56 pm and the meeting resumed at 8:16 pm.

Rebekah Scarow, Eric Reel, Tyler Harris, Mark Austin, Ron Abelo, and Merritt Wyatt presented a PowerPoint and spoke in opposition with TEDS as proposed due to concern about increase cost. Ed Rinehart also had a Powerpoint and opposed TEDS as proposed due to increase cost. Dr. Kerry Shultz, David Lehman, Thomas McCloskey, Michelle Duncan, Dan Ford, and Orin Zenion spoke in support of the TEDS update. Garrett Davis, Stephen Swindell, Constance Trembly, Steve Voytilla, Julie Ragsdale Jacobson, Rick Reynolds Charlie Deckter, Thomas Barkozey, Ron Seacrest, Hogan Petersen, Anna Elliott, Diana Swankey, Lois Dunn, and Shawna Greager opposed TEDS plan as proposed.

Chris Dawson and Steve Carter expressed support of TEDS via email and Denise Dawson in support of TEDS via voicemail.

The public hearing closed at 9:29 pm.

A break was taken at 9:29 pm and the meeting resumed at 9:37 pm.

Conservation ensued regarding the need for other mobility options aside from personal vehicles, benefits of wider sidewalks for pedestrians and expressed gratitude to the public for attending and voicing concerns along with trying to balance cost and come together as a community for solutions.

Council President Pro Tem Herman moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5185, an ordinance approving the Transportation Engineering Design Standards (TEDS) Manual update on final passage and ordered final publication in pamphlet form. Motion carried by roll call vote with Councilmembers Simpson and Kennedy voting no.

Non-Scheduled Comments

There were none.

Other Business

There were none.

Adjournment

Meeting adjourned at 9:48 pm.



Amy Phillips, CMC

City Clerk