

Grand Junction City Council
Minutes of the Regular Meeting
November 6, 2024

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 November 2024, at 5:33 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were Interim City Manager Andrea Phillips, City Attorney John Shaver, Housing Specialist Lindy Hodges, Senior Planner Timothy Lehrbach, Principal Planner David Thornton, Parks and Recreation Director Ken Sherbenou, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

Council President Herman called the meeting to order. Prior to the recital of the Pledge of Allegiance, Councilmember Stout introduced a special guest for the evening's meeting: Mariano Issac Menéndez Perez, a recent graduate and resident of Grand Junction's sister city; El Espino, El Salvador.

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

Proclamations

Proclaiming November as National Hospice and Palliative Care Month in the City of Grand Junction

Council President Pro Tem Reitz read the proclamation declaring the month of November as National Hospice and Palliative Care Month in the City of Grand Junction.

Lindsay Kempfer and Justine Fritzell were in attendance to receive the proclamation.

Proclaiming November 11, 2024, as A Salute to All Veterans 2024 in the City of Grand Junction

Councilmember Kennedy read the proclamation proclaiming November 11, 2024, as "A Salute to All Veterans 2024" in the City of Grand Junction.

Lt. Colonel Rick Peterson was in attendance to receive the proclamation.

Appointments

To the Planning Commission/Zoning Board of Appeals

Councilmember Stout moved to appoint Ian Thomas as the 2nd Alternate to the Planning Commission/Zoning Board of Appeals with a partial term expiring October 31, 2025, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Mariano Issac Menéndez Perez, Suzann Wilcox, Tad Hatter, Matthew Victoire, Richard Crespín, Kristen Seidel, and Stephania Vasconez.

Interim City Manager Report

Interim City Manager Andrea Phillips reported that the Dos Rios Park was awarded the Columbine Award for new park design by the Colorado Parks and Recreation Association. The City of Grand Junction's Early Childcare Center facility received a 4-star rating from Colorado Shines, and each of the classrooms received a 5-star rating, which is the highest rating that a classroom can receive. These ratings reflect the quality of education provided at the Early Childcare Center.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided an update on the reworking of 7th Street through the Historic District, the progress made by the Commission on Arts and Culture to select artwork for the Horizon Drive roundabout, interviews held for 6 positions on the Commission on Arts and Culture board, progress at the Business Incubator and information on the Homeless Coalition.

Council President Pro Tem Reitz reported on the meeting held by the Visit GJ Board. The Visit GJ Board published a monthly communique, and this month's feature was local restaurateur John Nirenberg was awarded the Top Tourism Workplace award, which is based on success through innovation, strong mentoring and high quality of life benefits.

Councilmember Stout reported that the Air Service Alliance Board did not hold their placeholder meeting this month; their next scheduled meeting will be held on the same day as the policy committee meeting the Colorado Municipal League (CML) policy committee is meeting to discuss legislative priorities. She also reminded everyone about the Sister City Celebration on November 9th.

Councilmember Nguyen reported on the Grand Valley Regional Transportation Committee (GVRTC) meeting. He noted that the GVRTC will be presenting the Mesa County Safety Action Plan at the November 20th City Council meeting. Federal grant money will be used to evaluate road safety. He also let everyone know that veteran's ride free through the month of November.

Councilmember Kennedy gave a report on the Museums of Western Colorado, including applying for an accreditation from the American Alliance of Museums. He also let the public know about special occupation programs for individuals with sensory challenges. He also gave an update on the development of the Las Colonias area, including new leases that have been signed for lots in the development.

Council President Herman gave a brief report on the Downtown Development Authority meeting. The tree lighting will take place on November 23rd at 5 pm, and the Parade of Lights will take place on December 7th. He also reported on the Parks and Recreation Advisory Board meeting (PRAB), and improvements at Matchett Park.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the October 14, 2024, Workshop
- b. Minutes of the October 16, 2024, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) Including Chapter 31.04 Comprehensive Plan and Chapter 31.08 Grand Junction Circulation Plan (Circulation Plan) and Set a Public Hearing for November 20, 2024

3. Resolutions

- a. A Resolution Supporting the Next Phase of the River Corridor Initiative (RCI) Master Planning Process with a CWCB Water Plan Grant Match Request
- b. A Resolution Renaming C Road to UnawEEP Ave, beginning at the Intersection of Highway 50 and UnawEEP Avenue and Ending at the Intersection of 29 Road and UnawEEP Avenue
- c. A Resolution Authorizing Application to the FY 2024-2025 Peace Officer Behavioral Health Support and Community Partnership Grant Program Offered by the Colorado Department of Local Affairs (DOLA)
- d. A Resolution and Letter of Support supporting the U.S. Forest Service grant application to the Upper Colorado River Basin Environmental Drought Mitigation (B2E) program

Councilmember Kennedy moved, and Councilmember Stout seconded to adopt Consent Agenda Items #1- #3. Motion carried by unanimous voice vote.

REGULAR AGENDA

4. Public Hearings

a. Legislative

i. 2023 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review

Community Development Block Grant (CDBG) funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City received \$388,985 for the 2023 Program Year. The final decision to fund five (5) projects was made by the City Council at its hearing on June 15, 2023. The City's 2022 Program Year began on September 1, 2023, and ended on August 31, 2024.

At the end of each Program Year, a Consolidated Annual Performance and Evaluation Report (CAPER) is required. Per recent HUD guidance, the City is to conduct a public hearing to solicit public comment on the accomplishments achieved, followed by a 15-day public review period during which the report is available for public review. As advertised in the Daily Sentinel, the hearing will be conducted and, in addition to being on the City's web page, copies of the report are available at the City Clerk's Office and the Mesa County Public Library. Upon completion of the public review, the CAPER will be submitted to HUD.

The goals and objectives for the 2023 Program Year are based on HUD's priority needs identified in the Grand Junction 2021 Five-Year Consolidated Plan. The Plan provides the guidelines for selecting activities to fund each program year. The Consolidated Plan outlines three goals: 1) Create a Suitable Living Environment; 2) Provide Decent Affordable Housing; and 3) Create Economic Opportunities.

Housing Specialist Lindy Hodges gave a presentation on the CAPER review and was available for comments and questions from Council.

The public hearing was opened at 6:15 pm.

No comments were heard.

The public hearing was closed at 6:15 pm.

Comment was heard from Councilmember Stout.

No action was necessary on this item.

ii. An Ordinance Amending Title 31 One Grand Junction Comprehensive Plan, Title 22 H Road/Northwest Area Plan and Title 29 Transportation Engineering Design Standards in the Grand Junction Municipal Code, and Repealing the H Road/Northwest Area Plan, North Avenue Corridor Plan, North Avenue West Corridor Plan, and Greater Downtown Plan

This item is the second of two proposed minor amendments to the Comprehensive Plan intended to implement its direction to review and update subarea plans. The first proposed action resulted in the repeal of three subarea plans, with minor amendments to the Comprehensive Plan, including the Grand Junction Circulation Plan.

This second proposed action recommends amendments to the Comprehensive Plan and the Transportation Engineering Design Standards (TEDS) and the repeal of the H Road/Northwest Area Plan, the North Avenue Corridor Plan, the North Avenue West Corridor Plan, and the Greater Downtown Plan. The repeal of H Road/Northwest Area Plan would also include amending Title 22 as the H Road/Northwest Area Overlay.

Senior Planner Tim Lehrbach and Principal Planner Dave Thornton presented this item.

Mr. Lehrbach answered questions from Council President Pro Tem Reitz and Councilmember Kennedy.

The public hearing was opened at 6:27 pm.

No comments were heard.

The public hearing was closed at 6:27 pm.

Council President Pro Tem Reitz moved and Councilmember Nguyen seconded to adopt Ordinance No. 5238, an ordinance amending Title 31 One Grand Junction Comprehensive Plan, Title 22 H Road/Northwest Area Plan and Title 29 Transportation Engineering Design Standards in the Grand Junction Municipal Code, and repealing the H Road/Northwest Area Plan, North Avenue Corridor Plan, North Avenue West Corridor Plan, and Greater Downtown Plan on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

iii. Introducing the Appropriation Ordinance for the 2025 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for December 4, 2024

The 2025 Recommended Budget totals \$359.1 million (\$359,071,120), a \$36.6 million or 11.3 percent increase from the 2024 Adopted Budget of \$322.5 million. This increase is primarily driven by significant capital projects and debt service for new bond issuances supporting the construction of the Community Recreation Center and the Persigo Wastewater Treatment Plant expansion and rehabilitation. Additionally, operational increases include wage and benefit adjustments to retain and attract talent, particularly within our Police and Fire Departments, and rising costs in fleet management and information technology. The only change since the introduction of the 2025 Recommended Budget is a reduction of Council dues and memberships as directed by Council at the October 28 Budget Workshop.

The 2025 Budget is balanced, and the General Fund has a surplus of \$114,245. The projected 2025 ending General Fund balance is \$40.8 million; minimum reserve of \$27.7 million; internal loans of \$1 million; with the remaining amount available of \$12.1 million.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2025 Budget has been discussed with the City Council during three budget workshops on September 30, October 14, and October 28. Economic Development funding and capital presentations occurred at the September 30 workshops; on October 14, the total budget was introduced, and major operating departments were presented to the City Council. The Persigo Joint Sewer Board budget work session was also held on October 14. On October 28, the Downtown Development Authority, Downtown Business Improvement District, and the Horizon Drive Business Improvement District presented to Council, followed by a Visit Grand Junction presentation, discussion on nonprofit funding, Council dues and memberships, and all other budget follow-up from the previous workshops.

The City continues to proudly serve the community by delivering essential services in public safety, engineering, transportation, parks, recreation, community development, and utilities. While the City will face tough decisions in the future to ensure that core services remain sustainable, the City's near-term financial position is solid. This budget

reflects a financial plan that aligns with the long-term strategic vision of the City Council and positions the City well to meet the needs of the community in 2025 and beyond.

Interim City Manager Andrea Phillips presented the appropriation ordinance for the 2025 budget.

Comments were heard from Councilmember Kennedy and Council President Herman.

The public hearing was opened at 7:12 pm.

No comments were heard.

The public hearing was closed at 7:12 pm.

After the public hearing, comments were heard from Councilmembers Stout, Simpson, and Kennedy.

Councilmember Stout moved and Councilmember Nguyen seconded to introduce the proposed 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, 2025, and ending December 31, 2025, and set a public hearing for December 4, 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. 5235 are incorporated by and made part of this ordinance by this reference as if fully set forth. Motion carried 6-1 by a roll call vote, with Councilmember Simpson voting no.

5. Procurements

a. Procurement Approval for Bid Package #3 and GMP for the Construction of Grand Junction Community Recreation Center at Matchett Park

City Council approved Change Order 1 for Bid Packages #1 and #2 on July 17, 2024, and construction on the new Community Recreation Center (CRC) at Matchett Park commenced at the end of July 2024. The total of Bid Packages #1 and #2 was \$46,956,453 and comprised eight different trades. City staff, the CRC Design Team lead by Barker-Rinker Seacat, has now completed the final remaining Bid Package #3, and FCI Constructors has established a total cost for Bid Package #3 of \$25,797,971. These packages comprise the remaining work, a total of 27 individual trades. The largest are metal stud framing/drywall, landscaping, glass/glazing, roofing, masonry and site concrete. Bid Package #3 is the final bid package that will complete the remaining trades working on the CRC. Bid Packages #1, #2 and #3 constitute the Guaranteed

Maximum Price (GMP) of \$72,754,424. Add in the soft cost budget of \$9,345,576, which consists of architectural and engineering fees, about half of the soft cost budget, along with all other necessary expenses to complete the project, and the total project budget remains at \$82,100,000 as presented at the other phases of development: schematic design and design development. Parks and Recreation Director Ken Sherbenou presented Bid Package #3 and was available to answer questions.

Comments were heard from Council President Pro Tem Reitz, Council President Herman, and Councilmembers Stout and Kennedy.

The public hearing was opened at 7:46 pm.

No comments were heard.

The public hearing was closed at 7:46 pm.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded to authorize the City Purchasing Division to execute Change Order 2 with FCI Constructors, Inc., to establish the Guaranteed Maximum Price (GMP) of \$72,754,424, to include Bid Package #3 at a cost of \$25,797,971.00, for Construction Management/General Contractor (CM/GC) delivery of the Grand Junction Community Recreation Center at Matchett Park. Motion carried by unanimous voice vote.

6. Non-Scheduled Comments

No comments were heard.

7. Other Business

Councilmember Kennedy reported on a visit to the resource center.

8. Adjournment

The meeting adjourned at 7:49 pm.


Selestina Sandoval, CMC

City Clerk

