

Grand Junction City Council
Minutes of the Regular Meeting
June 5, 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 5th day of June 2024 at 5:30 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, General Services Director Jay Valentine, Transportation and Engineering Director Trenton Prall, Housing Specialist Lindy Hodges, Finance Director Jennifer Tomaszewski, Police Chief Matt Smith, Deputy Fire Chief Gus Hendricks, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Herman called the meeting to order. Stout Student Naimiya (no last name given) led the Pledge of Allegiance, followed by a moment of silence.

Proclamation

Proclaiming June as Immigrant Heritage Month

Councilmember Stout read the proclamation; Ricardo Perez Executive Director for the Hispanic Affairs Project and Consuelo Morgan accepted the proclamation.

Proclaiming June 5, 2024 as the 50th Anniversary of the Grand Junction Housing Authority

Council President Pro Tem Reitz read the proclamation; Jody Kole Executive Director of Grand Junction Housing Authority accepted the proclamation.

Proclaiming June as National Homeownership Month

Councilmember Kennedy read the proclamation; Emilee Powell Executive Director of Housing Resources and Thomas Barkoczy President of Grand Junction Area Realtor Association accepted the proclamation.

Proclaiming June 19, 2024 as Juneteenth

Councilmember Stout read the proclamation; David Combs President of Black Citizens and Friends accepted the proclamation.

Appointments

To the Planning Commission

Councilmember Nguyen moved, and Councilmember Stout seconded to appoint Orin Zyvan to a partial term expiring October 31, 2024. Motion carried by unanimous voice vote.

To the Visit Grand Junction

Councilmember Stout moved, and Council President Pro Tem Reitz seconded to appoint Julie Shafer to a partial term expiring December 31, 2024. Motion carried by unanimous voice vote.

Public Comments

Rickie Howie thanked the city and the arborists for attending to the trees in the Downtown area.

Cambron Giggles shared her concern on Fentanyl use and thanked the Police Department.

Scott Anker expressed his concern of speeding traffic on North Avenue.

Cordell Edwards, Tasha Edwards, Dawn Wilkie, Donald Hackley, Karen Hackley, Kim Combs, David Blinn, Robert Scribner, Alexander Lyon, Mercedes Borman, Connie Miracle, Rhonda Bates, Sandra Geer, Mariann Taigman, Carol Rathbun, Leighann Sutton, Frances Lucero, Cathy Wuchter, Noah Bradshaw, Susan Bisnett, Ian Hamilton, Rocky, Diane Schwenke, Julie Dorsey, Susan McGoffin, Randi Bergin, and Gary Houshla all spoke in support of the Orchard Mesa Pool.

Council took a break at 6:55 pm and resumed at 7:07 pm.

Interim City Manager Report

Interim City Manager Phillips shared that on June 13 from 4-6 pm the City will host Make a Splash at Get to Know Your City down at the Butterfly Pond at Las Colonias.

Boards and Commission Liaison Reports

Councilmember Stout shared the Colorado Municipal League conference is on June 18 - June 21. The new laws going into effect will be discussed.

Council President Pro Tem Reitz had updates about the Grand Junction Housing Authority.

Councilmember Beilfuss shared updates on the Business Incubator Center, and the Commission Arts and Culture.

Council President Herman shared he will be attending the Colorado Municipal League conference and visiting Denver to tour the sanctioned camping sites. He shared updated highlights from the Rides and Vibes event that happened in May 2024.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the May 13, 2024 Workshop
- b. Minutes of the May 15, 2024 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Extending the Period During Which the Grand Junction, Colorado Downtown Development Authority (DDA) May Collect and Allocate a Sales and Property Tax Increment to Fund the Capital and Operations of the DDA as Provided By Law and Setting a Public Hearing for July 3, 2024

3. Agreements

- a. A Resolution Authorizing and Ratifying a Contract for the Purchase of a Portion of Property Identified as 651 25 Road for the F 1/2 Parkway Project - Phase 2
- b. A Resolution Authorizing and Ratifying a Contract for the Purchase of a Portion of Property Identified as 649 25 Road for the F 1/2 Parkway Project - Phase 2

4. Procurements

- a. Authorization for As-Needed Contract for Sewer Improvement Districts – **Moved to Regular Agenda**
- b. 4th-5th Street Improvements Project - Pilot Phase – **Moved to Regular Agenda**

- c. Approval of a Contract with Unison Solutions, Inc. for BioCNG Media

5. Resolutions

- a. A Resolution Renaming S. Grandeur Court to 28 1/2 Road
- b. A Resolution Renaming a Portion of G 1/4 Road to Garden Road (SNC-2024-288)
- c. A Resolution Authorizing the Interim City Manager to Submit a Grant Application to the U.S. Department of Transportation's Active Transportation Infrastructure Investment Program (ATIIP) for the Downtown to Dos Rios Pedestrian/Bicycle Bridge over Union Pacific Railroad and Riverside Parkway
- d. A Resolution Issuing a Revocable Permit within the Riverside Parkway Right-of-Way and 0.02 Acres of Lot 11, Riverside Subdivision, Same as Recorded at Reception #18317 for Storm Drain Infrastructure

Councilmember Kennedy moved, and Councilmember Simpson seconded to adopt Consent Agenda Items #1- #5, excluding items 4.a. and 4.b. Motion carried by unanimous voice vote.

Regular Agenda

Authorization for As-Needed Contract for Sewer Improvement Districts

The purpose of this contract is for professional civil engineering services for Sewer Improvement Districts Survey and Design on an as-needed basis. The contract includes three additional one-year renewal options. This request is for approval of the new contract with an anticipated spending level of up to \$160,000 for 2024 and \$200,000 for each additional year, upon yearly renewal, through 2027.

General Services Director Jay Valentine was available for questions.

Conversation ensued regarding the reasoning for the multi-year commitment for services through 2027.

Councilmember Stout moved, and Councilmember Nguyen seconded to authorize the as needed contract for Sewer Improvement Districts. Motion carried by voice vote 6-1 with Councilmember Simpson voting No.

4th-5th Street Improvements Project - Pilot Phase

This project includes the pilot installation of a one-lane, one-way configuration - including parallel parking and a buffered bike lane on the right sides of both 4th and 5th Streets between Ute Avenue and North Avenue. It also includes a permanent roadway widening to include bike lanes on a section of 5th Street between Belford Avenue and North Avenue. Additionally, it includes the permanent conversion of Belford Avenue between 4th Street and 5th Street to a conventional two-way street. All construction work and services will be performed under a contract with M.A. Concrete Construction, with the exception of striping, thermoplastic, and plastic delineator installation, which will be performed by City crews. The construction contract and City incurred material costs will be funded by the \$1.2 million budgeted within the 3/4 sales tax capital improvement fund.

Transportation and Engineering Director Trenton Prall was available for questions.

Conversation ensued regarding the bid that was submitted being higher than what was budgeted, because they would have to contract a company out of the front range for the striping, thermoplastic and plastic delineator installation. Mr. Prall explained that is a function the City performs daily, and breaking out that piece of the project allowed the City to complete the project within budgeted funds.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded to authorize the contract for the 4th – 5th Street Improvements Project. Motion carried by unanimous voice vote.

Funding Allocations for the 2024 Community Development Block Grant (CDBG) Program, and Setting a Public Hearing for Adoption of the 2024 Annual Action Plan for July 17, 2024

It is a function of the City Council to consider which activities to fund for the Community Development Block Grant (CDBG) 2024 Program Year. The City will receive \$398,577 for the 2024 Program Year that will begin once the 2024 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD). In addition, unexpended funds from a previous program year in the amount of \$80,559 will be reallocated with the 2024 Program Year funds, bringing the 2024 total to \$479,136.

Housing Specialist Lindy Hodges presented this item.

Conversation included Westlake Park and whether the Grand Valley Irrigation canal is underground.

The public comment period opened at 7:40 pm.

There were no public comments.

The public comment period closed at 7:40 pm.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to approve the proposed funding requests and set a public hearing for adoption of the 2024 Annual Action Plan for July 17, 2024. Motion carried by unanimous voice vote.

An Ordinance Making Supplemental Appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the Year Beginning January 1, 2024 and Ending December 31, 2024

The budget is adopted by 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 re-appropriate 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 predominantly for the carry-forward of capital projects. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2024 budget and new expenditures authorized by City Council actions, as well as some unexpected project cost increases.

Finance Director Jennifer Tomaszewski presented this item.

Conversation ensued regarding the TCP fund, some members of council wanting the draft from the audit report and accessing financial statements.

The public hearing opened at 8:09 pm.

There were no public comments.

The public hearing closed at 8:09 pm.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5222, an ordinance making supplemental appropriations to the 2024 Budget of the City of Grand Junction, Colorado for the year beginning January 1 2024, and ending December 31, 2024 and ordered publication in pamphlet form. Motion carried by roll call vote 6-1, with Councilmember Simpson voting No.

A Resolution Creating a Production Incentive for Affordable Housing Units in the City of Grand Junction

This item was continued to July 3, 2024.

Non-Scheduled Comments

There was none.

Other Business

Orchard Mesa Pool Discussion

At the June 3rd workshop, Council directed staff to add this item to the Council meeting agenda to allow for Council discussion.

City Council used this time to update the community on the communication efforts with Mesa County Valley School District. The School District has given the City the option of taking ownership of the Orchard Mesa Pool Property or they will proceed with the demolition of the building. Council discussed a path forward with its partners and the property.

Council took a break at 9:12 pm and resumed at 9:24 pm.

Mid-Year Adjustment for Public Safety Staffing and Salaries

This item came before Council based on direction at the June 3 Workshop. As background, the City has established Public Safety as a key priority in enhancing the quality of life for our community. The One Grand Junction Comprehensive Plan (2021) underscores this in Plan Principle 10: Safe, Health, and Inclusive Community, which highlights the necessity of supporting public safety services, including fire, police, and emergency medical services. Additionally, the Council Strategic Plan Framework for 2024-2026 identifies the “Safe and Healthy” Strategic Outcome, further emphasizing our commitment to these critical services. Our Police Department is currently facing significant challenges in recruitment and retention. The primary issue for the Police Department is retaining current officers and attracting lateral officers (those already trained and POST certified) due to our current pay structure. Similarly, the Fire Department is experiencing difficulties attracting and retaining both entry-level and lateral firefighters, as well as firefighter paramedics, largely due to compensation concerns. Additionally, the 911 Communications Center is dealing with critical staffing shortages; however, specific considerations surrounding pay were not included at this time and will be addressed in future conversations with Council.

Interim City Manager Andrea Phillips, Human Resources Director Shelley Caskey, Police Chief Matt Smith and Deputy Fire Chief Gus Hendricks presented this item.

Conversation included that this is necessary and appropriate, how the mid-year change would affect next year’s budget process, and that this has been authorized from a budgetary standpoint.

Adjournment

The meeting adjourned at 9:58 pm.

Selestina Sandoval, CMC
City Clerk

