

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
November 1, 2017**

The City Council of the City of Grand Junction convened into regular session on the 1st day of November 2017 at 6:00 p.m. Those present were Mayor Pro Tem Bennett Boeschstein and Councilmembers Chris Kennedy, Phyllis Norris, Duncan McArthur, and Duke Wortmann. Council President Rick Taggart and Councilmember Barbara Traylor Smith were absent. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

Mayor Pro Tem Boeschstein called the meeting to order. Councilmember Kennedy led the Pledge of Alliance which was followed by a moment of silence.

Proclamation Proclaiming November 11, 2017 as "A Salute to All Veterans 2017" in the City of Grand Junction

Councilmember Kennedy recognized all the Veterans in the audience and then read the proclamation. Lieutenant (Lt.) Colonel Rick Peterson, United States Air Force (USAF) (Retired), President of the Veterans Committee of the Western Slope, received the proclamation. Lt. Colonel Peterson remarked on the saying "thank you for your service" and although appreciated, it should be extended to how citizens can help veterans. He thanked Council and said Council has presented this proclamation for 23 years. He invited and encouraged everyone to attend the All Services Ball, the Fruita Memorial Celebration, the Veterans Day Parade, and a celebration at the Avalon Theatre.

Certificates of Appointment

To the DDA/DGJBID Boards

Aaron Young was present to receive his certificate of appointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District Boards for a partial term ending June 2018. Mr. Young thanked Council for the appointment and said he looks forward to serving.

To the Parks and Recreation Advisory Board

Byron Wiehe was present to receive his certificate of appointment to the Parks and Recreation Advisory Board for a three-year term ending June 2020. Mr. Wiehe thanked Council and said he is looking forward to working with the Board.

To the Planning Commission

Kathy Deppe-Spomer was present for her reappointment to the Planning Commission and Brian Rusche and Andrew Teske were present for their appointment to the Planning Commission/Zoning Board of Appeals for five year terms ending October 2021. They all thanked Council for their appointments.

Citizens Comments

Ed Kowalski is concerned about street fights and street crossings. He feels more should be done to encourage citizens to contribute to public safety. He stated it is a citizen's duty to question government.

Mike Schonlau alluded to an incident in Fruita regarding the oil refinery and spoke of his concern of unclean toys and equipment that kids utilize.

Bruce Lohmiller would like funds to go to night patrols and the Day Center so that people have a place to go in the cold weather. He invited Council to the Veterans Art Center.

Andrea Kreeves from PLACE said the feasibility study for a community center is close to starting. It will take about seven months to complete and updates will be given to Council.

Larry Sikes said he is concerned about street safety due to unsafe manholes being too far beneath the street grade. City Manager Caton said he will look into Mr. Sikes' concerns and noted \$7 million of street upgrades have been done this year.

Council Reports

Councilmember Norris participated in the Grand Junction Regional Airport Authority interviews and was pleased to see strong candidates. She noted that Deputy Chief Mike Nordine will sit as Interim Police Chief and the City is fortunate Chief Camper created a strong department that will carry on in his absence.

Councilmember Kennedy noted the turnover in the positions of the Grand Junction Economic Partnership Director, Police Chief, and Airport Director. Although he is sad to see good people leave the area, he is happy to see strong candidates applying to fill those positions. He encouraged everyone to attend the Veterans Day events to recognize Veterans' service and what they served for.

Councilmember McArthur said he had just been discharged from the hospital at 4:20 p.m. that day but wanted to make sure that he was there (for the meeting).

Councilmember Wortmann thanked everyone for attending the meeting. He spoke of how lucky Grand Junction was to have Chief Camper and hopes he returns to retire.

Mayor Pro Tem Boeschstein went to the National Day of Remembrance that was held at Las Colonias Park to honor atomic energy workers. He said it was a great honor to recognize those people who worked with uranium and in the nuclear weapons industry in Grand Junction.

Consent Agenda

Councilmember Kennedy moved to approve the adoption of the Consent Agenda items #1 through #5. Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes

- a. Minutes of the October 13, 2017 Special Session
- b. Summary of the October 16, 2017 Workshop
- c. Minutes of the October 18, 2017 Regular Meeting

2. Set Public Hearing

- a. Legislative
 - i. 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, 2018 and Ending December 31, 2018 and Setting a Public Hearing for November 15, 2017 and December 6, 2017
- b. Quasi-judicial
 - ii. Ordinance Expanding the Boundaries of and Including Property Located at 118 S 7th Street into the Downtown Grand Junction Business Improvement District and Setting a Hearing for November 15, 2017

3. Continue Public Hearing

- a. Quasi-judicial
 - i. Request for Continuance of Public Hearing to December 6, 2017 for an Ordinance Approving an Outline Development Plan (ODP) and a Rezone to Planned Development (PD) with an R-2 (Residential - 2 du/ac) default zone district for Weeminuche Subdivision located between 26 & 26 1/2 Roads, south of H 3/4 Road

4. Resolutions

- a. Resolution Supporting the Re-Authorization of Lottery Proceeds by the General Assembly in 2018 According to Constitutional, Voter Approved Formula: 50% Great Outdoors Colorado, 40% Conservation Trust Fund and 10% Colorado Parks and Wildlife
- b. Resolution Authorizing the City Manager to Submit a Grant Request to Great Outdoors Colorado for the Local Park and Outdoor Recreation grant program for completion of the Las Colonias Park Boat Launch
- c. Resolution Authorizing the City Manager to Submit a Grant Request to Colorado State Recreational Trails Grant for Matching Funds for the Lunch Loop Trail Project
- d. Resolution Authorizing a Telecommunication Facility at Columbine Park

5. Other Action Items

- a. Prohibition of Parking Along Main Street During Parade of Lights

Regular Agenda

Resolution Rescinding Resolution No. 47-17

Resulting from the North Avenue/University Boulevard discussion during the October 18th City Council meeting, City Council heard the voices of those both directly and indirectly interested in North Avenue not being renamed University Boulevard. This

resolution rescinds resolution 47-17, a Resolution renaming North Avenue to University Boulevard, approved on August 16, 2017.

It was determined to limit the time allotted for citizen comments to three minutes.

Kyle Hunky said he moved to Grand Junction in the 80's and said the only constant has been Colorado Mesa University. He encouraged looking at how other cities made changes.

Mike Flosser said he has been trying to find a commonality to this topic. He proposed having things more attractive for real estate investments by making Historic District designations. CMU can attract more students through Historic Districts.

Gerald Hockins, business owner, feels the information used to make the original decision was faulty. He thanked Council for allowing the citizen discussion.

Levi Lucero said he is the one who promoted the North Avenue name change and the news media encouraged him to speak at this meeting. Mr. Lucero said if he got 75% of North Avenue businesses in favor of the name change, it would be approved; which he said he did, but it was still voted against. He reported it has been said he got a lot of students and others that lived out of the area to sign the survey, but he discounted those signatures.

LeAnn Leffler-Foote, business owner of Martin Mortuary, is concerned about the slander involved with this issue and said it needs to stop. The numbers are speaking as to how people feel about the name change.

Makenzie Dodge acknowledged everyone involved with this issue and said she has learned a lot and is thankful for all the hard work put into this. She said she would like to apologize for any name calling specifically to Mr. Lucero. She thanked City Council for reconsidering the issue. Ms. Dodge asked why the verbiage in the latter part of the resolution was included.

David Shepardson, downtown business owner, expressed concerns regarding the name change and other decisions regarding the lack of transparency. He feels more should be done to let people know about issues, would like more students to come to the area, and will do more to educate himself on issues.

John Williams, CMU graduate, said it is empowering for a community to come together over this issue, but is disappointed they don't do so over bigger issues. CMU is a part of this community and he contributes to the community. The community must grow, but

one reason some people don't move here is that this community is unwilling to grow and the name change would be a good first step.

Trisa Manion said she is very passionate about this issue. She was one who worked to get the petitions started. She thanked City staff for all their help and stated that it had been awesome working with them. Grand Junction is a wonderful place. Ms. Manion asked that Grand Junction not be changed so much as to destroy why we all moved here.

Jeff McClusky agreed the community needs to collaborate and grow, but it shouldn't cost business owners negatively. Council and citizens should come together to explore how changes benefit the community.

Ted Rodriguez said this issue is tearing Grand Junction apart. He stated the survey did not accurately reflect a conversation held in 2013 regarding the name change. He read a quote in the survey which supported the name change, but expressed concerns on whether it would cause a financial hardship.

Robert Carlidge said he keeps hearing about the needed growth for the City and he would like to entice businesses to move here. Although there are not a lot of businesses that have left, he suggested looking at methods to encourage other types of businesses to move here.

Kristin Hartman sent a letter to Council expressing her concerns, but wanted to appear to support Mr. Lucero. She spoke about her interactions with him while doing the survey. She was impressed with Mr. Lucero and his background. He brought fair housing to Mesa County and has owned many businesses and held positions of leadership. She ran the numbers from Mr. Lucero's data regarding the impact of the change to business owners through a direct mail campaign and saw it as a big opportunity for businesses. She felt renaming North Avenue to North University Boulevard would recognize the past as well as the future.

Ron Moore, business owner, said a name change will not fix Grand Junction. He feels a 29 Road interstate exit will help North Avenue by giving it direct access. He said the east end of North Avenue has been neglected for 25 years and that the road itself needs to be fixed.

Councilmember Kennedy stated that Council needs to make the best decisions for the entire City, and not just focus on one issue. Getting people to go to a business is the biggest challenge and therefore Council needs to look at the possibilities to increase business. He said Council has many meetings in order to move the City forward, and

all these meetings are public and noticed, allowing citizens the opportunity to attend. He noted that he has two Facebook pages for people to make comments and invites dialogue. From his perspective, the biggest problem is that this issue has not had the effect of bringing the community together. CMU 20000 requested the rescinding of the resolution and Council has to respect that request.

Councilmember McArthur said this is a representative form of government in which people are elected to make decisions and they may also be removed from office. His objection to the name change is the historical aspect of North Avenue and it belongs to the community; they have spoken on how they feel, and have objected to the decision their representatives have voted for. He appreciates CMU 20000 asking this to be rescinded and that it was a misdirected request. His desire is for North Avenue to stay the same; the west does not have the same historical context as the east, but Council should enhance the City's history, not bury it.

Councilmember Wortmann said he would like others to know he did not flee the east to move here. He stated that he was elected to take a multiple foot view on Council issues and decisions. He would like to lead this community into the future and this change was never meant to fly the flag bragging of our University, but rather to serve as a building block for growth. Councilmember Wortmann noted that Council will be there to support Grand Junction's businesses year after year. He said Colorado Department of Transportation is slow to move on Western Slope projects, but he fully supports the 29 Road project and invited citizens to continue supporting that. He requested that citizens engage Council appropriately.

Councilmember Norris said all of Council has been bullied over this issue. She experienced negative interactions, even though she voted against the name change. Council is responsible to make decisions; however, Council needs to make sure they have good information before making decisions, which she felt did not happen with the North Avenue name change. Councilmember Norris said she was elected to hear the people and she felt they have been doing that, and she is pleased to see citizens stepping up. She said that people should continue to be involved.

Mayor Pro Tem Boeschstein was in support of the name change, but it has split the community. He said that if people get together to move in the same direction, positive changes can be made. He will support changes to North Avenue that will help it become a hub of activity. He thanked Colorado Mesa University and listed many of Western Colorado Community College's program studies.

Councilmember McArthur moved to approve Resolution No. 64-17 - A resolution rescinding Resolution 47-17 renaming North Avenue to University Boulevard between

I-70 B (on the east) and 1st Street (on the west). Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

Councilmember McArthur requested to be excused and left the meeting at 7:23 p.m.

Council took a break at 7:23 p.m.

The meeting resumed 7:35 p.m.

Resolution Regarding CMU 20000 Initiatives – TABLED

CMU20000 is a community initiative led by the Grand Junction Area Chamber of Commerce that will help grow the economy. CMU's economic impact on the community is nearly a half of a billion dollars and growing CMU will increase that impact.

Discussion ensued among Councilmembers about the need to continue this discussion to a date when all councilmembers are present.

Councilmember Kennedy moved to table Resolution No. 65-17 - A resolution making findings regarding the CMU 20,000 Initiative and endorsing the same to the November 15, 2017 meeting. Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

Holder Annexation & Zoning

The applicants, Kenneth and Wayne Holder, requested annexation and zoning to Neighborhood Business (B-1) for a 2.83-acre property located at 3040 E Road. The annexation is being compelled by the Persigo Agreement due to the applicant's interest in selling the property to be developed as self-service storage units. The annexation includes 302 linear feet of the developed E Road, which is currently not within dedicated right-of-way. When a property is annexed, the City must also assign it a zoning designation that works to implement the Comprehensive Plan. The proposed zoning of B-1 is consistent with the Future Land Use Map designation of Commercial.

Senior Planner Kris Ashbeck reviewed the location, site, and current zoning. The request is eligible for Annexation per State Statute, is consistent with goals and policies of the Comprehensive Plan, and the applicable review criteria of the Grand Junction Municipal Code has been met.

Councilmember Norris asked if a neighborhood meeting had been held. Ms. Ashbeck said there was, and the neighbors felt it was a good transition and buffer between them

and the railroad and I-70. Councilmember Norris asked if the request was just to rezone, and Ms. Ashbeck confirmed that it was.

The public hearing was opened at 7:45 p.m.

There were no public comments.

The public hearing was closed at 7:45 p.m.

Councilmember Kennedy moved to approve Resolution No. 66-17 – A resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that the 2.833 acre Holder Annexation, located at 3040 E Road, is eligible for annexation; 2) Ordinance No. 4770 - An ordinance annexing territory to the City of Grand Junction, Colorado, Holder Annexation, approximately 2.833 acres, located at 3040 E Road; 3) Ordinance No. 4771 - An ordinance zoning the Holder Annexation to B-1 (Neighborhood Business) located at 3040 E Road on final passage and order final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

Downtown Development Authority Tax Increment Debt Financing

The City of Grand Junction Downtown Development Authority (DDA) is planning to finance approximately \$19,120,000 for capital projects and the refinancing of the \$4,070,000 of non-callable bonds issued by the DDA in 2012. The financed capital projects include approximately \$9,000,000 for infrastructure and park amenities at the Las Colonias Business Park and \$6,000,000 of improvements to Two Rivers Convention Center.

A Request for Proposal (RFP) was issued in August inviting banks to bid on the direct purchase of the Bonds, placement agents to offer to place the Bonds with investors, or underwriters to underwrite the Bonds. After careful and thorough review, American National Bank provided the DDA with the lowest present value of debt service in the form of a loan at 3.36%.

Brandon Stam, Executive Director of the DDA, noted the \$19.12 million includes a refinance of an existing \$4 million of debt issued in 2012. The DDA received voter authorization to issue debt back in 2011 in the amount of \$65 million. This \$15 million investment (\$9 million in the Las Colonias Business Park and \$6 million in the Two Rivers renovation) is an investment in the community. It will leverage private investment including two new hotels and Las Colonias business park, which will spur

tourism, grow business, increase opportunities for CMU grads and help diversify our economy to prevent boom and bust cycles.

The DDA's primary responsibility is to support and facilitate economic development efforts to enhance the vitality of the downtown community through capital investment and construction. Tax Increment Financing (TIF) is the tool that the DDA is authorized to use to service the debt for capital projects. These projects will increase the property values and create new jobs and businesses and increase the economic activity in the district and in the greater community.

Jay Valentine, Deputy Finance Director, provided background for this resolution. Mr. Valentine explained how American National Bank's proposal netted the best present value and how the proposal was reviewed. The loan would be issued in the amount of \$10 million in 2017 and \$9.12 million in 2018 to keep the issuances as bank-qualified for tax purposes.

Councilmember Kennedy asked Mr. Stam if refinancing this debt would possibly hamstring the DDA from investing in other projects in the next two-three years. Mr. Stam stated that in the short term, this would crunch issuance of new debt, but not other projects. It would complement this by being able to recruit and retain businesses through low cost, high reward projects. Mr. Stam explained that most of the DDA property is exempt and this project is really key in connecting three districts (Riverfront District, Rail District, and the Central Business District).

City Manager Caton said that they are adding private development on public land which adds to the assessed valuation. Through the partnership with the DDA on the Two Rivers renovation, when the City pays their portion of the debt, it is classified as unrestricted funds which was not considered by the banks in regard to the refinance. What this means for the DDA is that they can use this money for a variety of projects going forward.

Councilmember Kennedy asked about the City's portion of the debt for the Two Rivers renovation. City Manager Caton said the City is funding payments through the three-quarter cent sales tax in the General Fund and other restricted funds for park expansion. Mr. Stam said the unrestricted funds would be used for the DDA purposes that don't neatly fit into a capital project.

The public hearing was opened at 7:59 p.m.

Steve Jozefczyk with the Grand Junction Economic Partnership (GJEP) thanked Council and spoke in favor of the refinancing for capital projects and amenities at Las

Colonias Business Park and Two Rivers renovation. Allowing the DDA the ability to finance these projects aligns with GJEP's goals. Two Rivers Convention Center is a regional draw that attracts people from outside our community who might not otherwise come here. The Business Park will provide outdoor recreation opportunities which will attract new businesses to locate here along with people who want to take advantage of those outdoor activities.

Dennis Simpson spoke regarding the three-quarter cent tax and whether the City should use that for capital or for anything deemed necessary. Mr. Simpson said the City doesn't want to use General Funds to pay for the City's portion of the debt, because there are other bigger priorities like Retiree Health that should be focused on. Mr. Simpson fails to see wisdom in bringing these all together with Bonsai Design. He submitted a Colorado Open Records Act request for the signed contract, but was told it has not been signed. He asked if it was final, why wasn't it signed. Mr. Simpson asked why the DDA is borrowing money if the Bonsai contract has not been signed. He recommended that rather than piece meal these deals, the City should get them all together and process them all at once.

The public hearing was closed at 8:07 p.m.

City Manager Caton addressed the Council in response to Mr. Simpson's concerns. He said the Strategic Plan had a directive to diversify the economy and the 2018 budget has allocated \$5 million to economic development. The \$5 million for the park expansion was also part of the original Master Plan for Las Colonias and the updated Master Plan of the Park Development had all the elements that had been a part of the Master Plan for years. When City staff talked to residents in the Orchard Mesa area, they were in favor of the improvements. The zip line would be very expensive if the City operated it, but now Bonsai will install and run it. The City is working with retired and current employees regarding retiree health, which he stated was an employee funded plan. He sees this as an excellent opportunity to diversify the economy. He summarized the cost-to-benefit analysis of the Two Rivers Convention Center improvements and how this will be done through the public/private partnership which will lower the City's cost and maximize the Event Center's return.

Mayor Pro Tem Boeschstein thanked City Manager Caton for the explanation and stated that the downtown area is only one part of the City, but it is a large part. They are concerned with all the areas, but the downtown area is the heart of the City and the investments are important.

Councilmember Norris said this is a partnership with the DDA. Las Colonias Park has come a long way but it would take longer without this partnership. North Star said this

project is a priority and needs to get finished. The Business Park is expanding to more businesses and will not benefit only one business. The DDA and GJEP put this together and it is good for the City and the citizens while providing more jobs.

Mayor Pro Tem Boeschstein said he agreed with Councilmember Norris and pointed out that the interest rate.

Councilmember Kennedy said the risk is being borne by the DDA. This goes to the overall idea of what the City wants to become and there is always some level of risk. The opportunity to grow a new economic sector and to position Grand Junction on the leading edge of that is invaluable. He has confidence in the DDA to manage this and he feels it is going to be very successful and fully supports it.

Councilmember Wortmann moved to adopt Resolution No. 67-17 - A resolution confirming the action of the Downtown Development Authority (DDA) Board regarding the issuance of the City of Grand Junction, Colorado, Downtown Development Authority Tax Increment Revenue and Refunding Bonds, Series 2017, and Tax Increment Revenue Bonds, Series 2018; Pledging the Tax Increment Revenues for the payment of such bonds; approving the form of a loan agreement relating to each series of bonds; and related matters and Ordinance No. 4772 - An ordinance authorizing the issuance of the City of Grand Junction, Colorado, Downtown Development Authority Tax Increment Revenue and Refunding Bonds, Series 2017, and Tax Increment Revenue Bonds, Series 2018; Pledging the Tax Increment Revenues of the City for the payment of such bonds; approving the form of a loan agreement relating to each series of bonds; and related matters on final passage and order final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Downtown Holiday Parking Request

The Downtown Grand Junction Business Improvement District (DGJBID) is requesting City Council approve a change in holiday parking in the downtown area and implement a new holiday parking pilot program. This year all parking will be enforced as usual; however, fifty percent (50%) of the fee revenue collected from parking meters from November 24 - December 31, including the ground floor of the parking garage, will be donated to United Way of Mesa County.

Allison Blevins, DGJBID Executive Director, reviewed previous year's free parking. The DDA and BID said free parking was no longer a benefit to the District because the parking was utilized by downtown business employees. The change in parking rates this summer encouraged customer parking spaces to be free. The BID Board and leadership committee suggested the pilot project to donate half of the revenue to United

Way of Mesa County. The projected holiday season parking revenue is \$20,000. The BID will make small signs for the parking meters advertising the pilot program.

Councilmember Kennedy asked if the BID is responsible for parking, why they need to come to Council for approval. City Attorney Shaver said parking is the authority of the City and therefore, Council. He said an option is to implement an ordinance to delegate the authority to the BID and Ms. Blevins and the BID has discussed bringing this forward to Council in the future. Councilmember Kennedy said he likes the idea of charging during the holiday season if the businesses are behind it. Ms. Blevins said not every business agrees, but most do. City Attorney Shaver said the ordinance process will look at delegation processes and look at realigning some of these authorities.

Councilmember Norris said Ms. Blevins went to all the businesses for this. She echoed that businesses saw that it was employees who work downtown who park in front of the businesses during the free parking times, taking those spots away from customers.

Councilmember Kennedy moved to approve fifty percent (50%) of the fee revenue collected from parking meters, including the ground floor of the parking garage, during the Holiday Season, November 24 - December 31, 2017, be donated to United Way of Mesa County. Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:27 p.m.

Wanda Winkelmann, MMC
City Clerk