

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
December 6, 2017**

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

Council President Taggart called the meeting to order. Councilmember Kennedy led the Pledge of Alliance which was followed by a moment of silence.

Council President Taggart announced the agenda item #5.a.ii regarding the Weeminuche Subdivision was withdrawn by the applicant.

Presentation - Recognition of New Neighborhood Associations

The Emerson Park Neighborhood and the Lincoln Park Neighborhood submitted applications for registration as Neighborhood Associations. The City has a neighborhood program that helps neighborhoods organize and form non-binding associations. It has been the practice for the City Council to recognize the formation of these neighborhood associations and recognize them at a Council meeting with a formal certificate.

Senior Planner Kris Ashbeck introduced the new neighborhood association representatives.

Elizabeth Rowen, Lincoln Park Neighborhood representative, thanked City staff for helping them through this process. There are 110 residences in this neighborhood and through meetings a consensus was reached to form an association. Ms. Rowen noted that some issues arose at the meetings and said these will be addressed at future quarterly meetings. She said they would like to expand the historic district within their boundaries and that forming this association will help provide a better sense of community. The members of the association introduced themselves.

Emerson Park Association representatives Collin and Carrie St. Claire were present and spoke of how they moved into the area last year and helped form the association. They thanked their downtown neighbors and City staff for helping them form the association in order to help build a stronger sense of community. Mr. and Mrs. St. Claire hope other areas pursue associations as well.

Proclamations

Proclaiming December 7, 2017 as "National Pearl Harbor Remembrance Day" in the City of Grand Junction

Councilmember Kennedy read the proclamation. Michael Kilmer, Grand Junction Veterans Health Care System Director, and Stan Holmes, Executive Assistant to the Director, were present to receive the proclamation. Mr. Kilmer thanked Council on behalf of the more than 1,300 World War II veterans.

Proclaiming December 18, 2017 as "International Day of the Migrant" in the City of Grand Junction

Councilmember McArthur read the proclamation. Mario Bravo-Fuentes from the Hispanic Affairs Project (HAP), along with HAP Director Tom Aker, Palisade Child and Migrant Services Executive Director Karalyn Dorn, and Migrant Education Program Director Tracy Gallegos, were present to accept the proclamation. Mr. Bravo-Fuentes thanked City Council noting this day is special to him because his family members are migrants, although he has lived in the United States all his life. This day is not just for migrants but for everyone because this is a land of immigrants.

Mr. Gallegos thanked Council for the proclamation and said it is an honor for this day to be recognized because migrants need this type of recognition and support. Ms. Dorn thanked Council on behalf of the migrants her organization serves and noted how much the population depends on migrants for fresh food, hard work, strength and expertise. Mr. Aker thanked Council for their support of the migrant community and urged everyone to please consider the repercussions of the DREAM Act and asked that they encourage their representatives to support the legislation.

Appointments

To the Historic Preservation Board

Councilmember Boeschstein moved to appoint Greg Gnesios and Jody Motz to the Historic Preservation Board for terms ending December 2021. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

To the Horizon Drive Association Business Improvement District Board

Councilmember Wortmann moved to appoint Fonda Delcamp to the Horizon Drive Association Business Improvement District Board for a partial term ending April 2021. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

To the Visit Grand Junction Board

Councilmember Norris moved to appoint Susan Kiger for a partial term ending December 2018, Tammy Anderson for a partial term ending December 2019, and Elizabeth Hallgren and Paul Petersen for terms ending December 2020 to the Visit Grand Junction Board. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Certificate of Appointment to the Commission on Arts and Culture

Nora Hughes was present to receive her certificate of appointment to the Commission on Arts and Culture. She thanked Council for her appointment.

Citizens Comments

Mayor Taggart announced there is a new timer system and explained how it works.

Bruce Lohmiller said he spoke to Sheriff Matt Lewis about gang issues and the idea that officers participate with the Partners program to work with local youths. He also said he asked the City Manager for help with night patrols and mentioned other concerns with mental hygiene in the school district, the 211-Information Line, and M-1, 72 hour holds.

Council Reports

Councilmember McArthur attended the Homeless Coalition meeting on November 16th along with representatives that provide services to the homeless community and noted Grand Valley Peace and Justice is looking for volunteers during the winter months. Chief Camper has left his position and Interim Chief Nordine is filling in. There were a few events that took place for this, including the Change of Command Ceremony that he attended. He wished Chief Camper well. He attended the Grand Junction Sports Commission (GJSC) presentation on December 4th where they discussed the consultant's recommendations for the strategic plan. On December 6th he attended the Associated Members of Growth and Development meeting where Dave Thornton and Tamra Allen presented the City's new Circulation Plan; the Plan is available online at gjcity.org. Earlier that day he went to the Visit Grand Junction luncheon for volunteer recognition.

Councilmember Wortmann also attended the GJSC meeting and is thrilled to see good things coming up for the City. He saw many good friends at the Visit Grand Junction Volunteer Luncheon earlier that day. He noted that in the last three weeks the Valley has seen new businesses come in and he spoke of some retirees moving back to the area which reminds him of how thankful he is to live in such a wonderful place.

Councilmember Boeschstein attended many of the same meetings and said the going away ceremony for Chief Camper was well attended and he thanked Chief Camper for his work. He attended the Cultural District Group Meeting on November 21st, the Historic Preservation Board meeting on December 5th, and the Visit Grand Junction Volunteer Luncheon.

Councilmember Kennedy expressed that the biggest thing he hoped for was that everyone had a happy Thanksgiving. He congratulated Robin Brown for being appointed as the new Executive Director for the Grand Junction Economic Partnership (GJEP) and he pointed out that Steve Jozefczyk was promoted to Deputy Director. Councilmember Kennedy spoke of four new companies that recently moved to town and how eleven local companies have taken advantage of the rural Jump Start tax incentive. GJEP has 140 active prospects and more than 2,000 leads that they are working with to bring to the valley. On a personal note, he spoke of going to Pennsylvania for Thanksgiving where his mother lives and was released from the hospital after two months. She is not doing well and for that reason he is withdrawing from the congressional race. Councilmember Kennedy appreciates the thoughts and prayers as his family works through this trying time.

Councilmember Traylor Smith had been out of town but she was glad the GJSC meeting went well. She echoed that Chief Camper's ceremony was heartfelt and is thankful Interim Chief Nordine is stepping up; there is good talent in the police department and it is in good hands.

Councilmember Norris attended many meetings but spoke only about the going away events for Chief Camper and how she is grateful that he still considers Grand Junction home and that he hopes to return someday. She is confident that Interim Chief Nordine will do a great job.

Council President Taggart was not able to attend Chief Camper's events and apologized to Interim Chief Nordine. Grand Junction Regional Airport Authority appointed a new director, Angela Padalecki. Council President Taggart is very excited and believes she will do wonders. The airport is an economic driver and he feels it will get even bigger. Estrella Ruiz, with Hispanic Affairs Program, asked him to speak at the DREAM Act 17 event. He told of the pictures on Main Street for the DREAM Act which has bi-partisan support. On December 5th he attended the W.R. "Bob" Bray's memorial service and Council President Taggart said he was a pillar of the community and he will treasure having known him and his family.

Consent Agenda

Councilmember Traylor Smith moved to approve adoption of the Consent Agenda items #1 through #4. Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes

- a. Summary of the November 13, 2017 Workshop
- b. Minutes of the November 15, 2017 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. An Ordinance Amending Chapter 12 of the Grand Junction Municipal Code Concerning Riverfront and Other Trail Regulations Concerning the Operation of Electrical Assisted Bicycles and Set a Public Hearing for December 20, 2017
 - ii. An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code Concerning Fees, Costs and Surcharges in Municipal Court and Set a Hearing for January 3, 2018
- b. Quasijudicial
 - i. An Ordinance Vacating Right-of-way within Block 84 City of Grand Junction, located at 310 North 7th Street and Set a Public Hearing for December 20, 2017

3. Contracts

- a. A Resolution Authorizing the City Manager to Execute a Contract for the Purchase of the (Wells Fargo) Property at 261 Ute Avenue in Grand Junction, Colorado
- b. 911 Phone System Purchase for the Grand Junction Regional

Communication Center

4. Resolutions

- a. Resolution Issuing a Revocable Permit for the Installation of a Center Median that would include Landscaping and Subdivision Monument Signage in the Proposed Aiguille Drive Right-of-way as Part of the Pinnacle Ridge Subdivision, Located East of Mariposa Drive in the Redlands
- b. Resolutions Levying Taxes for the Year 2018 in the City of Grand Junction, Colorado and the Downtown Development Authority
- c. A Resolution Adopting Rates and Fees for Water, Wastewater, and Solid Waste

Regular Agenda**Public Hearing - Zoning Properties, Located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue, R24 24+ Dwelling Units Per Acre**

The applicant requests a rezone of five properties located at 2404, 2412, 2424 and 2432 N. 12th Street and 1225 Wellington Avenue from R-8 (Residential 8 dwelling units per acre) to R-24 (Residential 24+ dwelling units per acre) zone district.

The public hearing was opened at 6:48 p.m.

Senior Planner Kris Ashbeck reviewed the location, site, current zoning, the history of the property, and explained the purpose of the request is to allow the applicant to develop 89 apartment units on the combined properties. R-24 zone district no longer has a cap and would allow for the development and density. Land uses are mostly nonresidential. The proposed zoning works to implement the Comprehensive Plan and meets the criteria. Ms. Ashbeck reviewed the zoning and mixed use of the surrounding properties and said during development the overhead utilities will be placed underground. The Planning Commission recommends approval.

Councilmember Kennedy appreciates the proposed development as it will provide needed housing. He asked if the developer, John Poovey of Gemini Capital, owns all the lots. Dr. Poovey said they do and that currently the houses are being rented on a month-to-month basis. Ms. Ashbeck said the development plans are done and have been reviewed. Councilmember Kennedy asked if there would be sufficient parking. Dr. Poovey said the building will be raised to allow parking underneath the apartments along with some other parking areas. He spoke of his vision to make it beneficial to residents to walk and ride their bikes since it so close to shopping and other facilities, and thus reduce traffic. They will also provide bike storage to help support this vision.

Dr. Poovey and his wife believe this type of project will be beneficial to Colorado Mesa University (CMU), St. Mary's Hospital, and the community.

Councilmember Norris asked if a traffic study was done, and if so, how will the additional traffic affect that area. Mark Austin, Austin Civil Group, said a traffic study was completed when City Market went into that area and the study included expansion and growth factors. Some improvements proposed are auxiliary turn lanes.

Councilmember McArthur asked if this project will deal with the same drainage issues that City Market dealt with. City Attorney Shaver said yes, but they are prepared to deal with them.

Councilmember Boeschenstein asked if there would be driveway cuts onto 12th Street. Mr. Austin responded that they will be there but the majority of traffic would use a turn lane. Councilmember Boeschenstein said he was glad to hear it will be a bicycle friendly facility, but would like to know how a bike lane could be added without expanding 12th Street. Mr. Austin said that would be a citywide project for that type of improvement. Ms. Ashbeck said bike traffic is directed to 15th Street which is a bike route with a bicycle lane.

Councilmember Norris asked if the residents will pull out onto Wellington Avenue. Mr. Austin said that was correct.

Dr. Poovey said this encompasses the future vision of the community and that of CMU. It is important to treat this as a long-term vision.

There were no public comments.

The public hearing was closed at 7:05 p.m.

Councilmember McArthur asked what the zoned density is of the project behind the property. Ms. Ashbeck said she did not know, but guessed 8-10 units per acre.

Councilmember Kennedy moved to adopt Ordinance No. 4774 - An ordinance zoning properties located at 2404, 2412, 2424, and 2432 N. 12th Street and 1225 Wellington Avenue to R- 24 (residential 24+ dwelling units per acre) on final passage and ordered final publication in pamphlet form. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

Public Hearing - 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 – WITHDRAWN

Council President Taggart announced this item was withdrawn by the applicant.

Public Hearing - Appropriating Certain Sums of Money to Defray All 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 also known as the Annual Appropriation Ordinance

The public hearing was opened at 7:07 p.m.

City Manager Greg Caton noted an additional public comment period was added this year to provide the community an additional opportunity to speak and for himself as well. He outlined the main purpose of a budget and explained that it is through the budget the City delivers services. He presented the 2018 budget timeline and overview and noted some highlights. City Manager Caton provided more detail on how the budget works with the Strategic Plan.

The budget was an eight-month process which started earlier this year to incorporate the five and ten year financial plans which sets the tone for the coming years. Doing this was enabled some items to be moved up this year and more notice was also given to those impacted by cost increases.

The Strategic Plan has two guiding principles of partnerships and fiscal responsibility; those along with the strategic directives (public safety, planning and infrastructure, diversification of economic base, communication, outreach and engagement) influenced the creation of the budget.

The 2018 Budget allows for ten new public safety positions: four police officers to re-establish the traffic unit and six fire fighters to establish the North Area ambulance station. It includes funds for fire training improvements at the regional Colorado Law Enforcement Training Center, additional ambulances in fleet, to replace police and fire specialty operating equipment, and to establish a savings account for engine/truck 6 using voter authorized funds for public safety.

2018 planning and infrastructure include a 65% increase in capital investment over 2017, park improvements, Las Colonias Business and Recreation Park infrastructure, maintenance and improvements of existing streets, and Safe Routes to Schools to include Bookcliff Middle and Nisley Elementary Schools.

City Manager Caton spoke to the 2018 diversification of Grand Junction's economic base in that there is a 76% increase in economic development funding over 2017, there will be monies to fund Colorado Mesa University Scholarships, funds to establish Las

Colonias Business Park Partnership, funds to improve Two Rivers Convention Center to prepare for expansion into the regional market, increased funding to economic development partner and funds to over 50 agencies in the economic development budget for \$5.4 million.

The City's communication, outreach, and engagement has been achieved through: double-digit increases in all department Facebook followers in one year, continued growth in the reach of news releases for all departments using subscription blog formats, performed a citizen survey to understand the sentiments of the community and improved transparency.

City Manager Caton said the budget document and projections are very conservative and that the General Fund balance is higher in order to make investments. He thanked staff, directors, and specifically Jodi Romero and Linda Longenecker for their hard work on the budget.

Councilmember Wortmann asked if 45 days worth of cash reserve in the General Fund is enough. City Manager Caton said that is a good question and will be addressed in the first quarter of 2018. He believes a better strategy to having a hard-set number is to have a bottom line that is lower and then have some area to float depending on opportunities and the economy.

Council President Taggart said the proper calculation is \$21 million divided by \$70 million.

Councilmember Norris said the City has \$6 million out on long term loans and therefore cash is less that amount. Councilmember McArthur concurred.

Councilmember Traylor Smith said the loans can be converted to cash if needed since it was loaned to the City itself.

Councilmember Kennedy said this is the first positive budget where they are speaking of investments and not wondering where to save a nickel. He is very excited about economic development. He thanked City Manager Caton and the rest of the staff who worked on the budget. He then asked if the entire \$500,000 going into savings is for the station 6 truck. City Manager Caton said the plan is to save \$500,000 most years, although the first year will be \$400,000 (10 months worth of revenue). \$350,000 was budgeted for the temporary structure, but he is not sure if this amount will entirely complete the project, so some money may be pulled from the \$400,000. Councilmember Kennedy spoke of how previous Councils supported CMU and how he

is glad this support continues, although it is unique to invest in the Mesa County Valley School District 51 students through CMU scholarships. This is unique within the US and has the potential to do so much good. He then asked about the status of the General Fund and the Black Box and TABOR (Taxpayer's Bill of Right's). Jodi Romero, Finance Director, explained there are two calculations: the Black Box which is all in, and then just the property tax calculation. The City is in an excess situation in the property tax calculation, the sales tax would have to grow so much to exceed what we already have in the property tax. The margin in Black Box has not grown enough to get beyond that yet and there is no danger exceeding that number in this budget cycle.

Councilmember Traylor Smith thanked staff and appreciates the level of detail and the presentations. She is very pleased with the results.

Councilmember Norris said last year when the City bought the Pawn Shop, staff went above and beyond and repay the money back and she thanked City Manager Caton for that. She spoke of the General Fund balance saying she did not know where it should be, but suggested that it could be used as savings in order to invest. She expressed disappointment that the City is giving more to CMU and said she would rather have it spent in our community. Councilmember Norris thanked staff for their work.

Councilmember Boeschstein thanked staff too. He said it was a very refreshing budget that serves a lot of issues. He was pleased to see money being spent for the homeless issue being paid to different agencies and acknowledged the need to continue to work on that. He believes the economy is still growing and listed some projects that money has gone to and he is looking forward to the future showing confidence.

There were no public comments.

The public hearing was closed at 7:53 p.m.

Council President Taggart said capital budgeting is critical and thanked staff for doing a terrific job.

Councilmember Traylor Smith moved to adopt Ordinance No. 4776 - An ordinance appropriating certain sums of money to defray all 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 also known as the Annual Appropriation Ordinance on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public Hearing - Making a Supplemental Appropriation for the Downtown Development Authority

The public hearing was opened at 7:55 p.m.

Downtown Development Authority (DDA) Executive Director Brandon Stam detailed the amounts and projects the requested funds would cover and noted the 2017 budget amendments have been approved by the Downtown Development Authority Board.

Supplemental appropriations are required for the following:

Fund 103 - \$19,500

\$10,500 - Severance settlement

\$9,000 - Purchase of Sun Worshippers art piece funded by Legends monies managed by the DDA as well as \$1,000 in DDA funds.

Fund 203 - \$50,000

\$50,000 - To increase the special capital projects budget which includes funding of the facade grant program, Wi-Fi, and Breezeway lighting.

Fund 611 - \$4,495,000

\$3,395,000 - The outstanding principal amount for the refinance of the 2012A bonds at an average interest rate of 5.01% to the 2017 bonds with an interest cost of 3.36%

\$60,000 - Issuance costs for the 2017 bonds

\$500,000 - Originally it was budgeted to make the 2nd and 3rd payment for the purchase of the R-5 building in 2016 and 2017, however the 2nd payment needed to be carried forward to 2017.

Councilmember Kennedy asked if there is further need for the facade program. Mr. Stam said they will look at different grant opportunities. Councilmember Kennedy said it has made a difference in the look and feel of the area and he hopes the DDA keeps the program and business owners take advantage of it.

Councilmember Boeschstein thanked Mr. Stam and the DDA and said the partnership is very important and added he hopes the train depot can be restored. Mr. Stam said the depot owner is finalizing the concept and looking for an anchor tenant, although the design plans will need to be submitted.

The public hearing was closed at 8:00 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4777 - An ordinance making a supplemental appropriation to the 2017 Budget of the City of Grand Junction, Colorado, Downtown Development Authority on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Resolution - Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority (DDA) and for Certification of Property Tax Distribution Percentages to the County Assessor

The DDA was formally established in 1981 and is funded in part through tax increment funding (TIF) revenues.

Finance Director Jodi Romero presented the item and explained through State statute, the DDA receives 50% of the property tax increments from all the taxing jurisdictions within the DDA boundary. This resolution affirms the commitment of 100% of the City property taxes attributable to the increment in property assessments. This resolution also confirms the commitment of 100% of the City sales tax revenues within the DDA District attributable to the increment of sales tax growth.

TIF revenues must go to debt service, and historically the City has contributed 100% of both increments and beginning last year calculated one half of the sales tax increment as DDA's participation in the Downtown Police Patrol Program. For 2018 the amount of the property tax TIF is estimated at \$76,000 (which is really the second 50%) and for the tax revenues it is \$347,000. This has been another example of a great partnership between the City and the DDA.

Councilmember Norris said the police patrol was paid by DDA last year and asked if they will be doing so again in 2018. Ms. Romero answered that it would be paid for out of the calculation again this year. Councilmember Norris said this was very successful and that she heard many positive comments about it.

Council President Taggart asked if the \$347,000 represents 50%. Ms. Romero answered that is the full 100%. She said it is very unusual for a municipality to participate in sale tax increment so the State Statute doesn't speak towards that amount.

Mr. Stam said he is only aware of only one other DDA that receives a sales tax increment.

Councilmember Norris wants to see it continue.

Councilmember Kennedy moved to adopt Resolution No. 75-17 - A resolution for allocation of certain property tax revenues for the Grand Junction Downtown Development Authority and for certification of property tax distribution percentages to the County Assessor and Resolution No. 76-17 - A resolution for allocation of certain sales tax revenues for the Grand Junction Downtown Development Authority. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Wortmann recognized that Interim Chief Nordine and Human Resources Director Claudia Hazelhurst welcomed two new granddaughters this week.

Adjournment

The meeting adjourned at 8:06 p.m.

Wanda Winkelmann, MMC
City Clerk