

**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING**

**January 17, 2018**

The City Council of the City of Grand Junction convened into regular session on the 17<sup>th</sup> day of January 2018 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 and Councilmember McArthur led the Pledge of Alliance which was followed by the invocation by Andy Lovelace, New Horizons Foursquare Church.

**Presentation - 2017 Champion of the Arts Award**

Councilmember Boeschstein introduced Andy Hamilton, Chair of the Arts and Culture Commission. Mr. Hamilton thanked Council and said this award is given to those that epitomize the very best in leadership, generosity, dedication and commitment towards arts and culture in our community. Mr. Hamilton also noted the economic impact and benefits of arts and culture to the local economy.

Mr. Hamilton said the Arts Commission chose KAFM Public Radio this year as the Champion of the Arts Award recipient and was nominated by Terry Doherty. KAFM was recognized for this honor at the Centennial Band's Christmas Concert at the Avalon Theatre and was presented with Gilded Galaxy by the very talented Grand Valley artist Pavia Justinian.

Mr. Hamilton described the programming and events KAFM offers to their local, national and international audiences by way of radio and in their 75 seat venue. KAFM has a small but mighty staff of four and a volunteer staff of over 200 and is committed to community, creativity, innovation, teamwork, accountability, initiative and passion. KAFM deserves this recognition of leading the charge of promoting a cultural community in the Grand Valley. He then introduced Executive Director Ramona Winkeller and Joe Gudorf, KAFM Board President. Ms. Winkeller mentioned some highlights of KAFM programming and events. Mr. Gudorf thanked the City and Council for what they do to support KAFM.

**Proclamation - Proclaiming January 2018 as "National Crime Stoppers Month" in the City of Grand Junction**

Councilmember Traylor Smith read the proclamation. Crime Stoppers members Chalane Coit, Shari Zen, Kathy Daniels, and Crista Campbell were present to accept the proclamation. Ms. Coit thanked Council for their support and described how Crime Stoppers helps the community solve crimes. Ms. Coit noted Crime Stoppers of Mesa County was recognized at the national level for two of their programs and local member, Kathy Daniels, was awarded the Crime Stoppers USA Board Member of the Year. Ms. Coit described the community partnership programs with Colorado West Outdoor Advertising and Colorado Mesa University that were recognized and thanked them for their help with sponsorship and the mentor and scholarship program.

**Certificate of Appointment - Riverfront Commission**

Councilmember Wortmann presented Jeffery Fleming with his certificate of appointment to the Riverfront Commission. Mr. Fleming thanked Council and said it is an honor to be selected. He hopes to raise awareness of the possibilities for the Colorado River in the community, both recreationally and economically.

**Citizens Comments**

Tom Acker and Joe Kellerby, members of Western Slope Against Human Trafficking, were present to raise awareness of January being National Slavery and Human Trafficking Prevention Month. Mr. Acker said trafficking is too common and many don't recognize it; he defined trafficking, reviewed current statistics, and listed some local training opportunities. Mr. Kellerby, Mesa County Child Welfare Manager, said the most vulnerable population are foster children between the ages of 10 - 15. Councilmember Kennedy asked if there are statistics specifically for the Western Slope and/or Mesa County. Dr. Acker said no, but provided some recent local examples.

Cory Wilcox, who resides at 14<sup>th</sup> Street and Elm Avenue, said the house across the street (1450 Elm Avenue) from his house burned on June 25, 2017. Mr. Wilcox expressed concerns regarding neighborhood and traffic safety and property values. City Attorney Shaver said the City has been working with the owner and the Mesa County Building Department in order to remedy this situation. There have been abatement orders but there are demolition complications such as airborne contaminants that will need to be contained during the demolition process. The City is sensitive to the problem and is working on it. City Attorney Shaver asked Mr. Wilcox to contact the Legal Department for additional information.

Councilmember Wortmann asked if there is a time limit for these types of situations to be resolved. City Attorney Shaver said there is no ordinance defining a time limit, but

the City can step in and abate any type of nuisance, however; the City would front the money and then the property owner would have a tax lien on the property which often exceeds the property value, so this is used only as a last resort.

Bruce Lohmiller said the Central Intelligence Agency is in the recruitment process and spoke on Night Patrols, 911 Violence Reports, M-1 Holds and a Comprehensive Sexuality Education program.

### **Council Reports**

Councilmember McArthur went to the most recent Community Coffee with City Manager Caton which had a good turnout. He attended a Pre-Legislative Session where Senator Ray Scott discussed various legislative issues coming before the General Assembly in 2018. On January 12<sup>th</sup> he attended a planning meeting held by the Associated Governments of Northwestern Colorado (AGNC) regarding an economic district and on the 16<sup>th</sup> he went to a Grand Junction Area Chamber of Commerce (COC) legislative video conference with Senator Scott and Representatives Dan Thurlow and Yeulin Willett.

Councilmember Wortmann, Council liaison to the Parks Improvement Advisory Board, reported finances are in good order and he is looking forward to projects being funded this year such as a new infield at Suplizio Field. Councilmember Wortmann enjoyed attending the Martin Luther King, Jr. (MLK) Day events at Colorado Mesa University (CMU). There was a good turnout of 200-250 people.

Councilmember Boeschstein attended the MLK March and gathering at CMU and said there were a lot of good speeches. Councilmember Boeschstein read an email he sent to former Peace Corps co-workers in Africa regarding comments made by President Trump.

Councilmember Kennedy had no comments.

Councilmember Traylor Smith commented while in Austin, TX she noticed the city did not do a good job planning for infrastructure, specifically it's east/west corridors which reminded her to be cognizant of the importance and need of infrastructure planning and growth. Councilmember Traylor Smith said she is happy to know the 29 Road Interchange project is on U.S. Senator Cory Gardner's list to the Department of Transportation and noted it is important to move these types of projects forward.

Councilmember Norris attended the Visit Grand Junction meeting where they reviewed 2017 and although, they did not hit their projected revenue, they were up 3% and group sales were over goal. She then noted the Grand Valley was reported in the Wine Enthusiast as one of the top 10 wine getaways in the U.S. Councilmember Norris

joined the MLK walk from Handy Chapel to City Hall and said three times as many people attended this year compared to 2017. She commented that the MLK Proclamation presentation was very well done by Mayor Taggart.

Council President Taggart said the Grand Junction Regional Airport Authority (GJRAA) Board hired a new Airport Executive Director, Angela Padalecki. He, Ms. Padalecki and Interim Director Mark Achen developed a transition plan and Ms. Padalecki has begun implementing it and is very engaged with her team. This week Ms. Padalecki started to be introduced to the community and is scheduled to attend the February 5<sup>th</sup> Council workshop. The GJRAA Board was also pleased to hear the BLM (Bureau of Land Management) accepted environmental assessments for land to reposition the 27 ¼ Road runway and is in the process of transferring land to the FAA (Federal Aviation Administration) who will in turn gift the land to the GJRAA for this project. The project design is in process and now there is enough information to submit the RFP (request for proposal). The project is targeted to be finished in 2020. Council President Taggart said it was a real pleasure to present and participate in the MLK events.

### **Consent Agenda**

Councilmember Traylor Smith moved to approve adoption of the Consent Agenda items #1 through #3. Councilmember Kennedy seconded the motion. Motion carried by roll call vote with Councilmember Boeschstein voting NO.

**1. Approval of Minutes**

- a. Minutes of the January 3, 2018 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 February 7, 2018
- b. Quasi-judicial
  - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the 10.652 acre Camp Annexation, Located at 171 Lake Road, and Set a Public Hearing for March 21, 2018

**3. Resolutions**

- a. Water Treatment Plant Filter Upgrade Construction Final Acceptance

**Regular Agenda**

**Public Hearing - Ordinance Amending Ordinance 4772 Concerning the Downtown Development Authority Tax Increment Debt Financing**

With Ordinance 4772 City Council authorized the issuance of Downtown Development Authority (DDA) Tax Increment and Refunding Bonds, Series 2017 and Series 2018. Ordinance 4772 approved a total of \$19.12 million; \$10 million to be issued in 2017 and \$9.12 million in 2018; however, to keep both bonds bank-qualified the order of the issuances were reversed and \$9.12 million was issued in 2017 and the \$10 million issuance will occur in 2018.

Deputy Finance Director Jay Valentine reviewed the basis and history of Ordinance 4772 and how the issuances were split into two series. He further explained that because a 2017 one-year lease with Dell Financial Services was considered by the City's Bond Counsel as a bank-qualified transaction, the DDA issuances, as initially provided for in Ordinance 4772 was adjusted within the authority of the Ordinance to maintain the overall bank qualification of the DDA financings (\$9.12 million in 2017 and the \$10 million in 2018). With the adoption of Ordinance 4783 the issuances will be formally amended to confirm the reordering.

City Attorney Shaver said staff is comfortable making this recommendation since it is consistent with the overall authority the Council provided with Ordinance 4772.

Councilmember Kennedy asked if the amount being financed is the same and if there are any concerns regarding financing for 2018. Mr. Valentine said the amounts are the same and he does not foresee the City needing to finance debt in 2018, but if so, it will not be bank-qualified.

The public hearing opened at 7:52 p.m.

There were no public comments.

The public hearing was closed at 7:52 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4783 – An ordinance amending Ordinance 4772 concerning the issuance of Downtown Development Authority Tax Increment and Refunding Bonds on final passage and ordered final

publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried unanimously by roll call vote.

### **Resolution Adopting the City of Grand Junction 2018 Legislative Agenda**

City Manager Caton explained this item would typically be on the consent agenda, but since Legislative Agendas have not been presented in quite a few years, it was decided to put it on the regular agenda for the purpose of discussion

City Manager Caton said the 2018 Legislative Agenda identifies the recommended legislative priorities of the City in the upcoming State Legislative Session and will aid in guiding the City's lobbying activities. Due to the unknown nature of bills introduced in the State Legislature, it is important that the Legislative Agenda remain flexible. General concepts and direction are provided for discussion and more specific information can be provided after bills are officially introduced. The issues discussed in this agenda are based on the needs of the City and anticipated legislation for 2018. Council designated Councilmember McArthur as the liaison through this Legislative Session and he will meet with staff, State representatives and other entities like AGNC and Colorado Municipal League (CML) regarding City input. This year the Agenda is more of a defensive document; however, letters may be submitted in support of certain items.

Councilmember McArthur said he attended the CML Policy Meeting where they adopted a similar policy. AGNC also deals actively in the Legislative Session as does the Colorado Water Congress. It is good to have this guidance to support local control and issues that affect the City. Councilmember McArthur will be in Denver often for various organizations and will be able to notify Council of any possible controversial items.

Council President Taggart noted the Gallagher Amendment (passed in 1982) is a "double whammy" regarding amounts assessed for property taxes which puts a burden on small and new businesses.

City Manager Caton agreed and said the Western Slope voice needs to be heard on the Front Range. The Gallagher Amendment puts a disproportionate burden of property taxes on businesses, but has benefits for residential owners. This is very complicated and since it is a Constitutional amendment it would require a State vote for it to be changed. The Grand Junction Chamber of Commerce could also be involved in discussions.

Councilmember McArthur said he spoke with Dennis Gallagher (author of the amendment) and he regrets putting this forward since it has created economic disincentives. Another unintended consequence is municipalities discouraging residential growth since business growth is more financially beneficial.

City Manager Caton said City property tax generated constitutes 11% of the City's budget, so the Gallagher Amendment does not affect the City significantly. However, there is concern regarding the broader community, specifically special districts who rely solely on property taxes. The TABOR (Taxpayer Bill of Rights) Amendment (passed in 1992) has compounded some of the Gallagher effects for Colorado municipalities. The Gallagher Amendment also creates another challenge to the Western Slope regarding residential property taxes; Denver Metro growth rates are used to determine the assessment's and creates a large gap since the local market does not track with those.

Councilmember Boeschstein noted Mesa County is looking to "de-Bruce" and suggested the City should look into it as well.

Council President Taggart noted the County is seeking to "de-Bruce" for grant purposes.

Councilmember Norris pointed out citizens "de-Bruced" with their vote in favor of 2B in 2017. City Manager Caton said that will be in effect for five years.

Councilmember Boeschstein moved to adopt Resolution No. 08-18 – A Resolution concerning the 2018 Colorado General Assembly and the Legislative Policy Agenda of the City Council. Councilmember McArthur seconded the motion. Motion carried unanimously by roll call vote.

### **Non-Scheduled Citizens & Visitors**

Boy Scout Jedd Brinton attended the meeting to help earn his Citizenship Badge and said the meeting was a combination of business and fun. Council invited him to lead the Pledge of Allegiance at an upcoming meeting.

### **Other Business**

There was none.

### **Adjournment**

The meeting adjourned at 7:09 p.m.

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Wanda Winkelmann, MMC  
City Clerk