

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

October 16, 2023

Meeting Convened: 4:02 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

City Councilmembers Present: Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, Mayor Pro Tem Abe Herman, and Mayor Anna Stout.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Director of Community Development Tamra Allen, Finance Director Emeritus Jodi Welch, Finance Director Jennifer Tomaszewski, Public Works Director Trent Prall, General Services Director Jay Valentine, Human Resources Director Shelley Caskey, Fire Chief Ken Watkins, Police Chief Matt Smith, Parks and Recreation Director Ken Sherbenou, Utilities Director Randi Kim, Visit Grand Junction Director Elizabeth Fogarty, City Clerk Amy Phillips, and Deputy City Clerk Selestina Sandoval.

1. Discussion Topics

a. 2024 Budget Workshop

The City Manager introduced the recommended 2024 Capital Budget explaining the budget process, how staff identifies needs and priorities, and how the Capital Plan is funded. He gave an overview regarding the proposed new projects, annual ongoing maintenance, and two proposed self-performance projects.

Mr. Caton noted that department presentations for Fire, Parks and Recreation, Engineering & Transportation, Water, General Services, and Community Development would be presented by respective Directors describing 2024 projects and associated costs.

He spoke to the Housing budget and proposed projects noting that the Housing budget is part of the City Manager's budget. The Housing portion of the City Manager's budget is \$7.4 M for production, acquisition, rehabilitation, and/or preservation of affordable housing units, and production of units or facilities that may meet the needs of the City's unhoused or housing insecure, as well as \$750,000 earmarked for employee housing to assist newly hired employees moving from outside recruitment strategy.

He reported that a \$5 million Enterprise Resource Management/Human Capital System, a 2+ year project, proposed to significantly modernization and streamline efficiencies and serve the City well into the future.

- **Capital Budget Presentation**

Mr. Caton explained that each year the City of Grand Junction invests a significant portion of the annual budget in capital improvements in the community. Through the continued assessment of the condition of City assets and a series of long-term capital and financial funding plans, the City of Grand Junction ensures that existing infrastructure is adequately maintained, and that future infrastructure is constructed in a fiscally responsible manner. The City funds critical capital projects with revenues primarily from utility rates and fees, taxes, restricted revenues,

and debt proceeds. Grant and outside partner dollars are strategically leveraged as well to maximize City funding sources. The 2024 Recommended budget plans for investing \$145.1 million in capital improvements in the community.

- **Department Presentations:**

Fire and Police

Chief Watkins and Chief Smith reported that projects will consist of a new Fire Station and equipment, and E911 communication equipment for a total of \$9.8M.

Parks and Recreation

Mr. Sherbenou reported that projects will consist of Parks improvements, new trails and connections and water conservation for a total of \$31.3M.

Engineering & Transportation

Mr. Prall reported that projects will consist of transportation system expansion, street and pavement preservation, mobility and multi-modal improvements and safe routes to schools for a total of 27.7M.

Utilities / Sewer

Ms. Kim reported that the Utilities projects will consist of the replacement of existing collection and distribution systems, infrastructure and plant expansion, water rights development and septic elimination for a total of \$51.7M.

General Services

Mr. Valentine reported that projects will consist of a Materials Recovery Facility, a 2 to 2.5 years project and an Organic Compost Facility for a total of \$6M.

Community Development

Ms. Allen reported that projects will consist of Sustainability-Electronic Vehicle Charging Stations for a total of \$1.9M.

Grand Junction Economic Partnership (GJEP)

Curtis Englehart, Executive Director, Grand Junction Economic Partnership GJEP will receive a portion of the revenue generated from the vendors fee cap for business expansion, job creation, and Las Colonias Development Corporation. GJEP will also receive funding for ongoing operations from other City sources for a total of \$302,000 in the recommended 2024 budget.

Business Incubator Center (BIC)

Dalida Bollig, CEO, Business Incubator Center discussed the City's funding and upcoming budget requests. BIC receives a portion of the revenue generated from the vendors fee cap for the maker space, as well as funding for sponsorship of the incubator program for a total of \$149,600 in the recommended 2024 budget.

Greater Grand Junction Sports Commission (Sports Commission)

Ben Snyder, Executive Director, Greater Grand Junction Sports Commission discussed City funding from the share of lodging tax revenues. The Sports Commission receives 0.75 percent

of the 3 percent lodging tax passed in 2019. In the 2024 recommended budget the amount is projected to be \$629,796.

Horizon Drive Business Improvement District (HDBID)

Jonathan Purdy, Executive Director, Horizon Drive Business Improvement District, presented the District's Operating Plan and Budget for 2024.

City Manager Caton concluded budget presentations by presenting the 2024 recommended budget for Non-Profit and Economic Development Funding.

Non-Profit Funding

Mr. Caton stated that support of community non-profit organizations is a long-standing practice of the City through the allocation of Community Development Block Grant (CDBG) funds as well as direct funding. For direct funding, community non-profit organizations can apply for funds to be allocated in the City's budget annually, beginning with an application process in the summer. The opportunity is communicated through media release, website presence, and direct communication with agencies that have inquired about or previously received funding.

Non-profit funding comes from the General Fund, and after reviewing applications for alignment with the City's Strategic Priorities, history of funding for the agency, type of request, and sustainability, this year staff was able to recommend funding for 56 agencies based on available resources. The 2024 Recommended Budget for non-profit funding is \$859,083. *Further discussion was requested by Council to take place regarding final allocations to the non-profits and specifically (Catholic Outreach) and the unhoused needs.*

Economic Development Funding

Mr. Caton noted that economic development is key to the diversification and growth of the local economy. The City has devoted significant funding toward the development of strategies and amenities designed to strengthen the community as a regional economic hub and attract new residents and businesses.

Economic development can be seen in three major areas of the budget. In a general sense, the City invests in economic development by delivering core services such as public safety and through capital plans that fund improvements to street infrastructure and public amenities such as parks, trails, community sports, and recreation facilities. The second area is where the City supports agencies that directly engage in economic development or through their services, positively impacting the community and economy.

Thirdly, the City funds the Downtown Development Authority (DDA) providing support to enhance the viability of downtown through grants, capital investment, and improvements to public amenities for a total of \$1.9 million.

The City does not have an economic development division or dedicated staff and therefore outsources the work to partners for economic development expertise and services. Funding for partners comes from the 0.75 percent sales tax and the vendors fee cap established in 2018. Funding from these sources for the City's economic development partners totals \$2.3 million in the 2024 Recommended Budget. Economic Development partners are Colorado Mesa

University, Grand Valley Transit, the Downtown Business Improvement District, GJEP, the Business Incubator, Grand Junction Area Chamber of Commerce, Industrial Development Inc., and the Western Colorado Latino Chamber of Commerce.

Supporting Documents included in the Workshop agenda packet included:

2024 Recommended Capital Summary Letter

- Attachment A – 2024 Recommended Capital Projects Listing
- Attachment B – 2024 Recommended Capital Project Descriptions
- Attachment C – Ten Year Capital Plan

2024 Recommended Non-Profit Funding Summary Letter

- Attachment D-2024 Non-Profit Funding Requests List
- Attachment E-Tier 1 Applications and Supporting Documentation
- Attachment F-Tier 2 Applications and Supporting Documentation

2024 Recommended Budget Fund Balance Worksheet October 16, 2023

2024 Recommended Line-Item Budget by Department

2024 Recommended Line-Item Budget by Fund

Next Workshop Topics

City Manager Caton reported the item for the October 30, 2023 Workshop will be:

2024 Budget Workshop-Wrap Up and Discussion

- Grand Junction Area Chamber of Commerce (GJ Chamber), Industrial Development Inc. (IDI), Grand Junction Regional Air Service Alliance (Air Alliance)
- Western Colorado Latino Chamber of Commerce (WCLCC)
- Downtown Development Authority (DDA), Downtown Business Improvement District (DBID)

Continued Council Discussion

Adjournment

There being no further business, the Workshop adjourned at 9:33 p.m.