

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

November 1, 2023

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 1st day of November at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman (virtual) and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, Finance Director Emeritus Jodi Welch, General Services Director Jay Valentine, Principal Planner Kristen Ashbeck and Housing Specialist Lindy Hodges.

Council President Stout called the meeting to order. Student Taton Franklin led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming November 11, 2023 as Salute to Veterans Day in the City of Grand Junction

Councilmember Reitz read the proclamation. Lieutenant Colonel Rick Petersen with the Veteran's Committee of the Western Slope accepted the proclamation.

Proclaiming November 1, 2023 as "Sister City Day" in the City of Grand Junction

Council President Stout read the proclamation. Foundation for Cultural Exchange President Nicole Kain and a representative from El Salvador, Evelyn Portillo accepted the proclamation.

Public Comments

Giggles Cambron talked about illegal drugs in the community.

Solid Waste and Sustainability Division Director for Mesa County Jennifer Richardson spoke of ongoing partnerships with the City of Grand Junction.

City Manager Report

City Manager Caton said that the City is dedicating a bench outside City Hall in memory of Bruce Lohmiller. He invited the public to a community conversation regarding the unhoused in the City Hall Auditorium on November 2, 2023, at 4:00 p.m.

Board and Commission Liaison Reports

Councilmember Beilfuss gave an update on the Commission on Arts and Culture.

Councilmember Simpson gave an update on the Riverview Technology Committee.

Council President Stout gave an update on the Transportation Planning Region Boundary Advisory Study, attended the Biennial of the Americas Summit in Santiago, Chile as a Delegate Mayor, and spoke of that experience, and also attended the Colorado Municipal League executive board meeting.

CONSENT AGENDA**1. Approval of Minutes**

- a. Summary of the October 16, 2023 Workshop
- b. Minutes of the October 18, 2023 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning Approximately 1.49 Acres to C-2 (General Commercial), Located at 3175 D Road and Setting a Public Hearing for November 15, 2023

3. Procurements

- a. Enterprise Resource Management/Human Capital Management (ERP/HCM) Software System Replacement – **Moved to the Regular Agenda**
- b. Sole Source Purchase of Mesa Mall Lift Station Replacement
- c. Sole Source Purchase of Raw Sewage Valve Actuators
- d. Purchase of 908 Device, Inc. MX908 Portable Mass Spectrometer
- e. Sole Source Purchase of RECON Interceptor Police Ebikes – **Moved to the Regular Agenda**

Councilmember Simpson asked item 3.a. be removed from the Consent Agenda and Councilmember Reitz asked item 3.e. be removed. Councilmember Kennedy moved and Councilmember Simpson seconded to adopt Consent Agenda Items 1, 2, 3b, 3c, and 3d. Motion carried by unanimous voice vote.

REGULAR AGENDA**Enterprise Resource Management/Human Capital Management (ERP/HCM) Software System Replacement – Moved from Consent Agenda**

Late in 2022, the City identified the need and began the process of replacing an aging financial system that has served the City for more than 15 years which is nearing the end of its useful life along with a human resources system plagued by manual interventions and repetitive tasks.

This project will be transformative modernizing the City with the implementation of systems that are designed to elevate the organization's operational efficiency and overall effectiveness by providing a unified platform for managing core business processes and data.

City Manager Caton answered Council's questions regarding the process in which this software was chosen.

Councilmember Nguyen moved and Councilmember Reitz seconded to adopt item 3.a. on the Consent Agenda - Enterprise Resource Management/Human Capital Management (ERP/HCM) Software System Replacement. Motion carried by a 5-2 voice vote with Councilmembers Simpson and Beilfuss voting no.

Sole Source Purchase of RECON Interceptor Police Ebikes - Moved from Consent Agenda

As a part of the Colorado Energy Office's (CEO) eCargo Bike grant, the City was awarded \$72,765.00 to support the purchase and deployment of 14 ebikes for the City. Included in the proposal was the purchase of 10 RECON Interceptor ebikes for police work. Including accessories, the total cost for City branded police department e-bikes, lights and sirens, spare battery, lock, assembly, and shipping, is \$59,369.40, with \$41,340.00 reimbursed by state funds (cost of bicycles) and the remaining \$18,029.40 to be covered by a City match. The remainder of the CEO grant will go towards other e-bikes for the City as well as related supplies such as helmets.

City Manager Caton answered Council's questions regarding this purchase.

Councilmember Reitz moved and Councilmember Kennedy seconded to adopt Consent Agenda item 3.e. - Sole Source Purchase of RECON Interceptor Police Ebikes. Motion carried by unanimous voice vote.

2022 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The

City received \$421,451 for the 2022 Program Year. The final decision to fund sixteen (16) projects was made by the City Council at its hearing on June 15, 2022. The City's 2022 Program Year began on September 1, 2022 and ended on August 31, 2023.

At the end of each Program Year, a Consolidated Annual Performance and Evaluation Report (CAPER) is required. Per recent HUD guidance, the City is to conduct a public hearing to solicit public comment on the accomplishments achieved, followed by a 15-day public review period during which the report is available. As advertised in the Daily Sentinel, the hearing will be conducted and, in addition to being on the City's web page, copies of the report are available at the City Clerk's Office and the Mesa County Public Library through November 17, 2023. Upon completion of the public review, the CAPER will be submitted to HUD.

Housing Specialist Lindy Hodges presented this item.

The public hearing opened at 6:24 p.m.

There were no comments.

The public hearing closed at 6:24 p.m.

There was no need for a formal action, as the purpose of this was to give the public an opportunity to comment.

A Resolution Authorizing the City Manager to Expend American Rescue Plan Act (ARPA) Funds in Support of the Joint Effort by United Way of Mesa County and Homeward Bound of the Grand Valley for a Resource Center for Unhoused and Other Vulnerable Persons

At the October 30, 2023 workshop, City Council heard a proposal presentation from the Executive Directors of United Way of Mesa County and Homeward Bound of the Grand Valley and the Chair of the Homeward Bound board for the purchase, construction and staffing of a temporary resource center to serve persons experiencing houselessness and other vulnerabilities ("Center"). When constructed the Center will operate as an ultra-low barrier to entry facility and will provide access to certain services and support; the Center will be staffed and operated by Homeward Bound, with faith-based and other service providers contributing to the delivery of services and basic needs.

City Council has indicated support of funding the Center, with \$912,400 to be expended in 2023 from the ARPA funds for capital (\$773,176), start up (\$109,490), and 1-month operating expenses (\$29,734). This resolution authorizes the City Manager to expend \$912,400 in ARPA funds in support of the Center.

The estimated annual operating costs for the next two years of \$356,600 per year will be funded in 2024 from the housing and unhoused project and services budget, and in 2025 will be included in the recommended budget with funding source to be determined

during budget development for 2025.

The public hearing was opened at 6:35 p.m.

Stephania Vasconez spoke in favor of this resolution.

The public hearing was closed at 6:38 p.m.

Conversation ensued regarding the amount of ARPA Funds remaining and how this is a positive step forward for the unhoused.

Councilmember Nguyen moved and Councilmember Kennedy seconded to adopt Resolution No. 95-23, a resolution authorizing the City Manager to expend \$912,400 in ARPA funds in support of the Center. Motion carried by unanimous roll call vote.

Introduction of an Ordinance Authorizing a Supplemental Appropriation for Funding of a Resource Center for Unhoused and Other Vulnerable Persons and Setting a Public Hearing for November 15, 2023

The budget was adopted by the 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 reappropriate 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 required for spending authorization to allocate \$912,400 in American Rescue Plan Act (ARPA) funds to HomewardBound and United Way for a resource center for unhoused and other vulnerable persons. The allocation is for estimated 2023 costs including capital of \$773,176, startup costs of \$109,490, and one-month operating costs of \$29,734.

City Manager Caton summarized this item in that it gives authorization to fund the previous agenda item.

The public hearing was opened at 6:44 p.m.

There were no comments.

The public hearing was closed at 6:44 p.m.

Councilmember Kennedy moved and Councilmember Nguyen seconded to introduce an ordinance making supplemental appropriations to the 2023 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2023 and ending December 31, 2023 setting a public hearing for November 15, 2023 and order publication in pamphlet form. Motion carried by unanimous roll call vote.

Council took a break at 6:46 p.m.

The meeting resumed at 7:02 p.m.

Introducing the Appropriation Ordinance for the 2024 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for December 6, 2023

The budget is the highest expression of the City Council's policies and decision-making. It articulates the initiatives, investments, and services provided by and through elected officials and staff. The budget represents the allocation of resources to achieve the goals identified by the City's Comprehensive Plan and the City Council's Strategic Outcomes of Placemaking, Safe and Healthy, Thriving and Vibrant, Resource Stewardship, and Welcoming, Livable, and Engaging. The City Council authorizes the Annual Budget through the appropriation of spending at the fund level.

The 2024 Recommended Budget totals \$326 million (\$325,952,663), a \$90.9 million or 38.7 percent increase from the 2023 Adopted Budget of \$235.1 million. This significant increase is primarily due to the initiation of two legacy projects, including phase 1 of the expansion and improvement of the Persigo Wastewater Treatment Plant and the construction of the new Community Recreation Center. Significant increases include investment in housing and sustainability initiatives, as well as the implementation of wage and benefit increases to continue to attract and retain employees. The only change since the presentation of the City Manager's Recommended Budget on October 2 and October 16, 2023, is the addition of \$125,000 in funding for HomewardBound. Originally, in the non-profit funding process, HomewardBound requested \$400,000 with no minimum amount provided and staff's recommendation was to fund the same amount as 2023 or \$100,000. Staff received a revised request on October 20, 2023, from Rick Smith, Executive Director, and William Wade, Chair Emeritus providing a minimum funding amount of \$225,000. Therefore, staff recommends increasing the funding in 2024 from \$100,000 to \$225,000.

The 2024 Recommended Budget is balanced, and the General Fund has a surplus of \$276,060. The projected 2024 ending General Fund balance is now projected at \$39.5 million; minimum reserve of \$25.9 million; internal loans of \$4.4 million; with the remaining amount available of \$9.2 million. The budget represents the allocation of resources to achieve the goals identified by the City's Comprehensive Plan and the City Council's strategic outcomes.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2024 Recommended Budget has been discussed with the City Council during three main budget workshops on October 2, October 16, and October 30. Economic Development funding discussions occurred at the October 16 and October 30 workshops. On October 16, there was also a budget work session of the Persigo Joint Sewer Board for presentation, review, and discussion of the 2024 Recommended Budget for the Sewer Fund.

The City organization proudly continues to serve this community within the traditional lines of public safety, engineering, transportation, parks, recreation, community development, and utilities. Beginning in 2022 and now continuing into 2024, the City's service delivery model has been significantly enhanced in the areas of affordable housing, unhoused needs, sustainability, and community engagement. The City's financial position remains strong and the 2024 budget as the annual financial plan for the City is reflective of the strategic and long-term vision of the City Council to serve the community in 2024.

City Manager Caton presented this item.

Conversation ensued regarding the budgeting for the Materials Recovery Facility, changing water usage fees to incentivize conservation, unrestricted reserve computation, Council requesting an ex-officio seat on the Grand Junction Area Chamber of Commerce Board, and the accounting of first responder funds.

The public hearing was opened at 9:04 p.m.

Solid Waste and Sustainability Division Director for Mesa County Jennifer Richardson spoke of Mesa County's compost facility and her hope that the City would continue to partner with them.

Theresa Nees thanked Council for the amount allotted to the Japanese Beetle efforts and encouraged the City to continue to partner with Mesa County for the compost facility.

Candice Carnahan expressed disappointment that their representation of small business was seen negatively.

Grand Junction Area Chamber of Commerce Chair Andrew Golike spoke of the role of the chamber to help small businesses and discouraged Council having a seat on their board.

Diane Schwenke spoke against Council having a seat on the board of the Chamber of Commerce.

The public hearing was closed at 9:17 p.m.

Councilmember Nguyen moved and Councilmember Kennedy seconded to introduce the proposed ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2024, and ending December 31, 2024, and set a public hearing for December 6, 2023. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57

regarding the setting of the City Manager's salary with Ordinance No. 5142 are incorporated by and made part of this ordinance by this reference as if fully set forth. Furthermore, Ordinance No. 5142, setting the salaries of the Municipal Judge and the City Attorney, is incorporated by and made part of this ordinance by reference as if fully set forth. Motion carried by 6-1 roll call vote with Councilmember Simpson voting no.

Council took a break at 9:21 p.m.

The meeting resumed at 9:32 p.m.

An Ordinance Amending Ordinance No. 5176 Concerning City Performed Construction of Public Improvement Works

On October 4, 2023, the City Council adopted and approved Ordinance No. 5176 and with that action established certain purchasing and procurement policies for the City. When Ordinance No. 5176 was adopted, the City Council discussed creating a self-performance policy. The City Council declined the staff's proposed self-performance policy and remanded the matter to the City staff for further refinement.

The City Council is considering a limited self-performance policy, and if approved, the Ordinance will amend Ordinance No. 5176 to include the self-performance policy in the Purchasing Policy Manual.

City Attorney Shaver summarized the changes.

Conversation ensued regarding self-performing projects being identified during the budget process, though other projects would not be precluded from self-performing projects throughout the year, although these would be brought to Council on a case-by-case basis.

The public hearing was opened at 9:40 p.m.

Paul Burdett spoke against the ordinance stating it lacked third party oversight.

Shanna Grieger, Executive Director for Western Colorado Contractors Association, outlined contractors' concerns.

Cory Elam stated concerns regarding the quality of work of some projects in the City.

Mike Adcock spoke of his company's relationship with the City and his concern that this policy may weaken local contractors.

The public hearing was closed at 9:51 p.m.

Councilmember Nguyen moved and Councilmember Beilfuss seconded to adopt Ordinance No. 5181, an ordinance to amend Ordinance No. 5176 concerning City self-

performed work, on final passage and ordered final publication in pamphlet form. Motion carried 6-1 by roll call vote with Councilmember Simpson voting no.

Non-Scheduled Comments

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:58 p.m.

Amy Phillips, CMC
City Clerk

