

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

November 6, 2013

The City Council of the City of Grand Junction convened into regular session on the 6th day of November, 2013 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, and Council President Sam Susuras. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Susuras called the meeting to order. Boy Scout Troop #303 posted the colors and led the Pledge of Allegiance, followed by a moment of silence.

Council President Susuras recognized a Colorado Mesa University (CMU) American Government class in attendance.

Proclamations

Proclaiming the Month of November, 2013 as “National Alzheimer’s Disease Awareness Month” in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Teresa Black, Regional Director of the local Alzheimer’s Association, was present to receive the proclamation. She said there are about 1600 people in Mesa County with the disease and each of those patients have at least two caregivers each that are also indirectly affected by the disease. She invited anyone interested in more information to contact her and to participate in the upcoming candlelight vigil.

Proclaiming the Month of November, 2013 as “Pulmonary Hypertension Awareness Month” in the City of Grand Junction

Councilmember McArthur read the proclamation. Kristine Green and Anna Bower, members of the local support group, were present to receive the proclamation. Ms. Bower explained what this rare disease is and what the current treatments are. Ms. Green explained her symptoms and treatment. She encouraged everyone to take the straw test to see what it feels like to have the disease. They are distributing purple/zebra ribbons and explained the significance of the colors. She invited anyone to attend the support group or to visit the website.

Proclaiming November 11, 2013 as “A Salute to All Veterans 2013” in the City of Grand Junction

Councilmember Doody read the proclamation. Rick Peterson, Chair of the Veterans Committee of the Western Slope, along with other veterans, were present to receive the proclamation. Mr. Peterson thanked the City Council for the proclamation. He was appreciative of the reminder to recognize veterans. He introduced Rich Lawson of the Air Force Association and Veterans Committee, and Don Kissinger, President of the Military Officers Association. He complimented the City Staff who helped them through the process. He announced the annual dinner at CMU on Friday night to recognize veterans, the parade on Saturday, and he said there is also a ceremony at the Vietnam Veterans War Memorial in Fruita on the 11th.

Proclaiming November 2013 as “Hospice and Palliative Care Month” in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Christy Whitney, Director of HopeWest, was present to receive the proclamation. She said this is the 20th year to receive this proclamation and it is still important. She thanked the community for its support of hospice.

Certificate of Appointment

Ebe Eslami was present to receive his Certificate of re-appointment to the Planning Commission. Council President Susuras thanked Mr. Eslami for his service. Mr. Eslami thanked the Council for his reappointment.

Council Comments

Councilmember Chazen said on October 23, he attended the Arts and Culture Commission meeting and was pleasantly surprised and pleased with how closely they scrutinize the grant process. On October 24, he went to a Downtown Development Authority/Business Improvement District (DDA/BID) meeting and there was a discussion of a boundary expansion and the proposed budget. On November 5, he attended a municipal court session as an observer. He was impressed how professional and efficient the municipal process was.

Councilmember Norris said she attended the Manufacturing Association meeting and the Western Colorado manufacturers are forming their own group. They have goals and she hopes they are successful.

Councilmember Doody said the Veteran’s Day celebration will be on Monday, November 11, at 11:00 a.m. at the Western Slope Vietnam War Memorial of Western Colorado.

Tom Fisher, Mesa County Administrator and Colonel in the Utah Guard, will be the keynote speaker.

Councilmember Boeschstein attended the Conservation Colorado Gathering at Mesa Park Winery on October 26th. Several members of Council attended the open house for North Avenue Association on October 30th held at the Lincoln Park Tower. On November 1st, he attended the Mesa Land Trust Open House and on November 4th, there was the Council Strategic Planning Meeting. On November 6th, he and Councilmember Norris attended the Business Incubator meeting. He mentioned the site needing some improvements including a bridge over the river for that area and including them in the Orchard Mesa Plan. He also said there is also the need to get Foresight Park back into the Enterprise Zone.

Citizen Comments

Stephanie McGuire, 532 34 Road, Clifton, was there to present on behalf of the small business of child care. She asked the Council to look into the Parks and Recreation STARS program which she feels is competing with the small child care centers. Many child care centers have closed over the last several years because of this competition. She asked that the STARS program rates be increased to \$25 per day which is the market rate.

CONSENT CALENDAR

Councilmember Chazen read the Consent Calendar items #1-8 and then moved to adopt the Consent Calendar. Councilmember Doody seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Summary of the September 16, 2013 Readiness Session, the October 16, 2013 Regular Meeting, and the October 28, 2013 Special Meeting

2. **Setting a Hearing on Bonito Avenue Alley Right-of-Way Vacation, Located Between 1220 and 1224 Bonito Avenue** [File #VAC-2013-415]

This is a request made by the property owner of 1224 Bonito Avenue to vacate the public right-of-way, located between 1220 Bonito Avenue and 1224 Bonito Avenue. The right-of-way is approximately 12-foot wide and 123.37 feet long. It runs in a north/south direction between 1220 and 1224 Bonito Avenue, and functions as an alley for these two properties.

Proposed Ordinance Vacating Right-of-Way for Bonito Avenue Alley, Located between 1220 and 1224 Bonito Avenue

Action: Introduce a Proposed Ordinance and Set a Hearing for November 20, 2013

3. **Setting a Hearing on Zoning the Elementary Enclave Annexation, Located at 2977 B Road** [File #ANX-2013-316]

A request to zone the Elementary Enclave Annexation, which consists of a one acre parcel, located at 2977 B Road, to an R-4 (Residential 4 du/ac) zone district.

Proposed Ordinance Zoning the Elementary Enclave Annexation to R-4 (Residential 4 DU/Ac), Located at 2977 B Road

Action: Introduce a Proposed Zoning Ordinance and Set a Hearing for November 20, 2013

4. **Setting a Hearing on Zoning the Twenty Nine Thirty Enclave Annexation, Located on the North and South Side of B ½ Road at Crista Lee Way** [File # ANX-2013-377]

A request to zone the Twenty Nine Thirty Enclave Annexation, which consists of 12.08 acres, less 0.51 acres of public right-of-way, in six parcels located on the north and south side of B ½ Road at Crista Lee Way, to an R-4 (Residential 4 du/ac) zone district.

Proposed Ordinance Zoning the Twenty Nine Thirty Enclave Annexation to R-4 (Residential 4 DU/Ac), Located on Both Sides of B ½ Road at Crista Lee Way

Action: Introduce a Proposed Zoning Ordinance and Set a Hearing for November 20, 2013

5. **Setting a Hearing on Zoning the Ray Annexation, Located at 416 29 Road** [File #ANX-2013-403]

A request to zone the Ray Annexation, consisting of one parcel of 0.996 acres, located at 416 29 Road, to a C-1 (Light Commercial) zone district.

Proposed Ordinance Zoning the Ray Annexation to C-1 (Light Commercial), Located at 416 29 Road

Action: Introduce a Proposed Zoning Ordinance and Set a Hearing for November 20, 2013

6. **Setting a Hearing on the Addition of City Property to the Downtown Development Authority (DDA) District**

The City and DDA Staff are recommending the addition of a number of City-owned parcels into the DDA district.

Proposed Ordinance Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority

Action: Introduce a Proposed Ordinance and Set a Hearing for November 20, 2013

7. **Construction Contract for the Water Tank Painting Project**

The Water Tank Painting Project will repaint the inside of two 4 million gallon steel water tanks used for storing finished potable water at the City's Water Treatment Plant.

Action: Authorize the City Purchasing Division to Enter into a Contract with Spiegel Industrial, LLC of Steamboat Springs, CO for the Water Tank Painting Project in the Amount of \$512,705.96

8. **Colorado Law Enforcement Training Center Grant Request**

This request is for authorization to submit a request to the Mesa County Federal Mineral Lease District for a \$1,000,000 grant for the development of the Colorado Law Enforcement Training Center.

Resolution No. 67-13—A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for the Development of the Colorado Law Enforcement Training Center

Action: Adopt Resolution No. 67-13

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Avalon Theatre Naming Rights

This item is a review of and request for approval for the marketing of the naming opportunities for the Avalon Theatre. Establishing naming opportunities will make it

possible to attempt to generate additional private contributions for the Avalon Theatre renovation project.

Debbie Kovalik, Economic, Convention, and Visitor Services Director, presented this item. She said one of the pieces of the Avalon Theatre renovation is to figure out another way to raise funds for the project. The Avalon Theatre Foundation Board suggested that they sell naming rights. Establishing the naming opportunities will make it possible for the campaign committee members to generate additional private contributions for the project. They researched how other organizations raised funds and they learned where the acceptable levels were in the community for naming rights. The name Avalon will stay in the name in perpetuity. Any offers will need to be approved by City Council. The term, the method of recognition, and the amount of payment will be negotiated. She described the different components and levels of contribution associated with those components. Seats will be sold but there will not be any names placed on the seats. Regarding the seats sold previously, the names are preserved and will be placed on a wall. The bricks in the front walk will remain.

Councilmember Boeschstein thanked the group and noted Council had asked the group to go to the other organizations to see how they have done fundraising and naming rights and this has been done. He said private money is needed to fund the rest of the phases. He encouraged adoption.

Councilmember Doody echoed Councilmember Boeschstein and asked if the amounts are flexible. Ms. Kovalik said yes, they are negotiable.

Councilmember Norris thanked Ms. Kovalik for all the work done and she hopes that people will step forward.

Councilmember Chazen thanked the committee and CMU for sharing their work. He encouraged the committee to aggressively market these rights.

Councilmember Traylor Smith also expressed her appreciation.

Councilmember McArthur asked why the terms were not tied to the level amounts. He asked how those negotiations will take place. Ms. Kovalik said the prices attached are associated with the value of the structure and its cost. The City Council will make the final decision. Councilmember McArthur was concerned someone would feel they were not treated fairly under the proposed process.

Resolution No. 68-13—A Resolution Authorizing the Offering for Sale of the Naming and Sponsorship Rights for the Avalon Theatre

Councilmember Boeschstein moved to adopt Resolution No. 68-13. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Rates and Fees Effective January 1, 2014

Proposed rate/fee increases which would be effective January 1, 2014 are for Water, Irrigation, Wastewater, Solid Waste, Two Rivers Convention Center, and Parks and Recreation as presented and discussed during City Council budget workshops.

Jodi Romero, Financial Operations Director, presented this item. She explained the proposed rate increases will be effective January 1, 2014 and what fees are affected in the resolution. The increases have been discussed in the various budget workshops that have taken place.

She explained the reason for each of the increases, specifically the water and sewer fees. She listed the increases at Two Rivers noting that service club luncheons will not be increased. She then addressed recreation and golf fees, and lastly, the ambulance transport fees which are set by Mesa County in the spring. The other is the Transportation Capacity Payment (TCP) fee and those fees automatically adjust per a previous resolution.

Councilmember Traylor Smith asked if the reason for the increases is to cover future infrastructure. Ms. Romero replied they are for current infrastructure as well as future infrastructure.

Councilmember Norris asked about the increase in golf fees and if the City is in the median range compared to other golf courses. She asked for confirmation that there is no change in the STARS program. Ms. Romero confirmed both statements.

Councilmember Doody asked if the Persigo rates are set in partnership with the County. Ms. Romero said that is correct.

Councilmember Boeschstein asked what the TCP fee increase covers. Ms. Romero deferred to Deputy City Manager Moore. He explained it is an annual inflation cost for the cost of asphalt. Councilmember Boeschstein asked how it is paid if the fees are waived. Mr. Moore said the fees are not waived however, if they are reduced then the general fund makes up the difference.

Resolution No. 69-13—A Resolution Adopting Fees and Charges for Water, Irrigation, Wastewater, Solid Waste, Ambulance Transport, Two Rivers Convention Center, and Parks and Recreation

Councilmember Doody moved to adopt Resolution No. 69-13. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Council President Susuras asked the audience to stand while Boy Scout Troop 303 retired the colors.

Adjournment

The meeting adjourned at 8:11 p.m.

Stephanie Tuin, MMC
City Clerk