

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

**December 18, 2013**

The City Council of the City of Grand Junction convened into regular session on the 18<sup>th</sup> day of December, 2013 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Phyllis Norris, and Council President Sam Susuras. Councilmember Barbara Traylor Smith was absent. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Susuras called the meeting to order. Councilmember Norris led the Pledge of Allegiance, followed by a moment of silence.

**Proclamation**

**Proclaiming December 18, 2013 as “International Day of the Migrant” in the City of Grand Junction**

Councilmember Boeschstein read the proclamation. Nicole Ruiz, Program Director of the Hispanic Affairs Project and the Coordinator with Welcoming Colorado, was present to receive the proclamation. She thanked the Council and explained the purpose of asking the City to issue the proclamation. She noted the importance of agriculture in this community and the importance of immigrants in that industry. She invited everyone to the celebration at the library on Thursday, December 19, 2013. Jose Calavera, President of the Hispanic Affairs Project, was present and expressed his thoughts in Spanish and Ms. Ruiz translated his thankfulness and appreciation for the community recognition of migrants as well. A former shepherd spoke on behalf of shepherds in Colorado as well.

**Appointments**

Councilmember Chazen moved to re-appoint Sharon Woelfle and appoint Kevin Reimer and Billie Witham to the Visitor and Convention Bureau Board of Directors for three year terms expiring December 2016. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Councilmember Chazen moved to re-appoint Jody Motz and appoint Scott Wolford to the Historic Preservation Board for four year terms expiring December 2017. Councilmember Norris seconded the motion. Motion carried by roll call vote.

**Council Comments**

Councilmember McArthur said the Salvation Army was short of turkeys to hand out. The Realtors' Board heard about this and they raised \$10,911 which was presented to the Salvation Army.

Councilmember Chazen said he took a tour of the Water Plant on November 22, 2013. He described the various facilities and complimented the employees. He encouraged the rest of Council to take a tour. Also on December 12, 2013 there was a Downtown Development Association (DDA) meeting. At that meeting, they changed the name of the Arts and Jazz Festival to Arts and Music Festival. They also talked about Art on the Corner and the Epic Rides Event.

Councilmember Norris brought awareness to the fact that the Chamber of Commerce put out their quarterly review and it let people know what businesses are expanding. In 2013, thirty-one businesses were honored for their expansions which have added 1,179 jobs. She noted small businesses expanding really makes a difference.

Councilmember Doody attended a Pear Park Fire Study Committee meeting that Councilmember Norris chairs. The Committee is in its infancy stage, and right now education of the members is taking place. That day there was a meeting at the Parks and Recreation office with the stakeholders for Las Colonias Park regarding the GOCO grant that was not awarded. The Committee thought the grant should be re-applied for. The Lion's Club still wants to help, but it may be in a different form than originally thought. Councilmember Doody wished everyone a Merry Christmas.

Councilmember Boeschstein also attended the Las Colonias meeting. Also, the League of Women Voters held a wine and cheese event. On November 12<sup>th</sup> he went to the Incubator Open House. He lauded the work they are doing. He attended the (DDA) meeting. On December 11<sup>th</sup>, all Councilmembers attended the Employee Celebration event.

Councilmember Susuras went to the Police Academy graduation at Colorado Mesa University (CMU). Six of the graduates were sponsored by the City of Grand Junction. He expressed pride for these individuals and said they are now sworn in as City Police Officers.

**Citizen Comments**

There were none.

## CONSENT CALENDAR

Councilmember Doody read the Consent Calendar items #1 and 2 and then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

*Action: Approve the Summaries of the September 30, 2013, October 28, 2013, and December 2, 2013 Workshops and Minutes of the December 4, 2013 Regular Meeting*

2. **Resolution Affirming the Exchange of Real Property with the Downtown Development Authority**

The City and the Downtown Development Authority propose to exchange real property in Downtown.

The City Council first considered the exchange in June; however, the finalization of the exchange was delayed pending the outcome of the Energy Assistance grant application. The grant application process is now complete.

With this resolution the City Council will authorize and ratify the exchange of the property at 600 White Avenue (commonly known as the White Hall property) for three parcels (135 S. 7<sup>th</sup> Street and 628 and 640 Colorado Avenue) near the Avalon Theatre.

Resolution No. 74-13—A Resolution Ratifying the Exchange, and Other Actions Taken in Support Thereof, of the Real Property Located at 600 White Avenue for the Real Property Located at 135 S. 7<sup>th</sup> Street and 628 and 640 Colorado Avenue

*Action: Adopt Resolution No. 74-13*

## ITEMS NEEDING INDIVIDUAL CONSIDERATION

**Special Permit, Located at 2385 G Road** [File #SPT-2013-506]

Application for a special permit to allow interim use of the property for a modular residential unit in a M-U (Mixed Use) zone district with a contradicting Comprehensive

Plan Future Land Use designation of Village Center, in accordance with Section 21.02.120 of the Grand Junction Municipal Code.

Council President Susuras recused himself due to a conflict of interest and left the room. Council President Pro Tem Chazen took over as Chair of the meeting.

Senta Costello, Senior Planner presented this item. She described the site, the location, and the request. She explained the reason for the request is there has been vandalism on the property and the dwelling would provide a residence for someone to watch after the property for security purposes.

Councilmember Boeschstein asked if the modular will sit on an individual lot. Ms. Costello said no, the designated area was to ensure that any additional structures, such as a shed, would be contained within that area. He asked what the procedure would be for removing the structure. Ms. Costello said it will require a planning clearance and a demolition permit from the County. The use is temporary until development occurs on the property.

Councilmember Doody asked who administers the special permit. Ms. Costello said it will be the Planning Division. The modular will be hooked up to water and sewer.

Councilmember Norris asked if Dr. Merkel will continue to own the property and if this special permit is for security purposes. Ms. Costello said Dr. Merkel will continue to own the property and the permit is for security purposes.

Council President Pro Tem Chazen noted item #4 on the permit and asked if there is water and sewer to the property. Ms. Costello said there is a water line in G Road and the sewer line will have to be tapped into.

Councilmember McArthur said he is aware of some trespassing on the property. He supports this as an interim use.

Permit No. 2013-2—A Special Permit Pursuant to Section 21.02.120 of the Grand Junction Municipal Code (Zoning and Development Code) for an Interim Use on Property Located at 2385 G Road in Grand Junction, Colorado

Councilmember Norris moved to approve a special permit to allow the interim use of the property for an interim modular residential unit. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Boeschstein voting NO.

Council President Susuras returned to the dais and as Chair.

**Resolution to Congress Regarding Federal Responsibility for Treatment and Repair of Damages caused by Storm Water Flows Originating on Federal Lands**

This resolution requests Congress to establish responsibility for treatment and repair of damages caused by storm flows originating on public lands and asks the federal government to allocate funds for construction and maintenance of facilities to prevent damages and repair damages caused by such flows.

Greg Trainor, Public Works and Utilities Director, presented this item. He explained the reason for the request. The proposed resolution was adopted by the 521 Drainage Authority, the Grand Junction Drainage Authority, the Town of Palisade, and is scheduled to be considered by Mesa County Commissioners after the first of the year. He described what the resolution is asking the federal government to be responsible for, which is the damages caused by storm water flows off of federal lands onto lands under the jurisdiction of other entities.

Councilmember Boeschstein said that in the past the City has built retention basins in these areas with the help of others. Mr. Trainor confirmed the construction of a detention dam in Leach Creek with the help of the Colorado National Guard.

Councilmember Doody said he served on the 521 Drainage Authority and supported the sending of the resolution but did not feel it would have much impact. He felt the local entities need to address storm water mitigation in the valley.

Councilmember McArthur said he signed the resolution as a member of the 521 Drainage Authority Board and is asking the federal government to obey the laws that they pass. He felt the City needs to be on record as making the request. He feels there should be some assistance from the federal government. He appreciated Councilmember Doody's comments noting the 521 Board is starting to take some action.

Resolution No. 75-13—A Resolution to the Congress of the United States of America Regarding Federal Responsibility Including Financial Responsibility for Treatment and Damages from Storm Water Flows Originating on Federal Lands, and Allocating Funds for: (A) Capital Construction and Maintenance to Prevent Such Damage(s); and/or (B) to Pay for the Costs Needed to Repair Such Damage(s); and (C) to Pay for the Costs of Compliance (e.g., Monitoring, Administrative Compliance Costs, and Treatment of Such Storm Waters)

Councilmember Chazen moved to adopt Resolution No. 75-13. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

The Council wished everyone a Happy Holiday and Happy New Year.

**Adjournment**

The meeting was adjourned at 7:38 p.m.

Stephanie Tuin, MMC  
City Clerk