

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

April 16, 2014

The City Council of the City of Grand Junction convened into regular session on the 16th day of April, 2014 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. Councilmember Traylor Smith led the Pledge of Allegiance, followed by an invocation by Pastor Ron Lee, New Vision Assembly of God.

Proclamations

Proclaiming April 19, 2014 as “Arbor Day” in the City of Grand Junction

Councilmember Boeschstein read the proclamation.

Tom Ziola, Forestry/Horticulture/Cemetery Supervisor, and Kami Long, Chair of the Forestry Board, were present to receive the proclamation. Forestry Board Chair Kami Long announced that Colorado Mesa University was recently awarded a Tree City Campus award. She congratulated Colorado Mesa University President Tim Foster who was present. Mr. Ziola then thanked the Forestry Board and the City Staff for their support. He advised that all the poster submittals are being displayed on the walls in the upstairs corridor of City Hall thanks to Councilmember Chazen. He introduced Sophia Fegalle, the student who submitted the winning poster for this year’s Arbor Day and her submittal was displayed. Sophia spoke about her inspiration for the poster. Mr. Ziola announced the upcoming Southwest Arborfest and detailed some of the activities.

Proclaiming the Week of April 27th through May 4th, 2014 as “Days of Remembrance” in the City of Grand Junction

Councilmember Chazen read the proclamation.

David Eisner, on behalf of Congregation Ohr Shalom, was present to receive the proclamation. He thanked the City Council for issuing the proclamation to remember the Holocaust and for increasing awareness of this event and other atrocities in the world. He announced the time and place of their service on Sunday, April 27th, at 7:00 p.m. at Congregation Ohr Shalom, and invited City Council and the public.

Council Comments

Councilmember McArthur said he went on a tour of the new building at the Airport. He is now more comfortable on how the Airport matter was handled. He noted he will be a judge at the chili contest at Arborfest.

Councilmember Traylor Smith said last week at the Riverfront Commission meeting, there were visitors from Arizona to see the Riverfront Project and it was good a sharing of ideas. Last Thursday was the first Manufacturing Summit and it was very helpful to see how much it costs to manufacture a product and how beneficial it will be to have those jobs here in the United States.

Councilmember Chazen attended a Downtown Development Authority (DDA) meeting and it was focused on the topics that will be discussed at the upcoming joint meeting of the DDA and City Council. He encouraged the rest of Council to submit ideas for discussion topics. He also attended the Manufacturing Summit.

Councilmember Norris said she attended the Urban Trails Committee meeting and they are re-examining their projects and priorities. There is a lot of interest in having more trails and she feels it is important to expand those trails.

Councilmember Doody recognized Pat and Tillie Bishop in attendance.

Councilmember Boeschstein attended the Healthy Mesa County Forum. He also attended the Riverfront Commission meeting and noted there is still a need for trails. He mentioned the visitors from Arizona as mentioned by Councilmember Traylor Smith. He noted the City Council workshop at the Fire Department where the Bomb Squad update was presented. He attended the St. Martin's project ground breaking. He noted National Train Day is upcoming.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Doody read the Consent Calendar items #1-6 and then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of the Previous Meetings**

Action: Approve the Minutes of the March 31, 2014 Special Meeting and the April 2, 2014 Regular Meeting

2. **Setting a Hearing on the Orchard Mesa Neighborhood Plan Adoption and Future Land Use Map Amendment, Located on Orchard Mesa** [File #CPA-2013-552 and CPA-2013-553]

Request to adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and to amend the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 ¼ Road and B Road to B ¾ Road from Neighborhood Center, Residential Medium High, and Residential Medium Future Land Use designations to Neighborhood Center, Commercial, Park, Residential Medium High, and Residential Medium Future Land Use designations.

Proposed Ordinance Adopting the Orchard Mesa Neighborhood Plan as an Element of the Grand Junction Comprehensive Plan for the Area Generally Located South of the Colorado River to Whitewater Hill and East of the Gunnison River to 34 ½ Road

Proposed Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

Action: Introduce Two Proposed Ordinances and Set a Public Hearing for May 7, 2014

3. **Setting a Hearing on an Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Wastewater Treatment Plant Bio-gas Project**

A supplemental appropriation is needed in the Persigo Wastewater Treatment Fund in anticipation of entering into a contract to construct infrastructure necessary for the production of biogas. This project will convert methane gas, which is a byproduct of the treatment process, to bio compressed natural gas fuel. The project will include a pipeline from Persigo to City Shops to transport the gas to the current CNG fueling stations.

Action: Introduce Proposed Ordinance and Set a Public Hearing for May 7, 2014

4. **Vacate a Portion of a 10' Utility and Irrigation Easement, Located at 695 Cascade Drive** [File #VAC-2014-77]

Request to vacate a portion of a 10' public utility and irrigation easement, which is no longer needed, on Lot 1 and Lot 2, Block 2, of Replat Crestwood Highlands Subdivision, also known as 695 Cascade Drive, in an R-2 (Residential 2 du/ac) zone district.

Resolution No. 10-14—A Resolution Vacating a 10' Utility and Irrigation Easement Located at 695 Cascade Drive

Action: Adopt Resolution No. 10-14

5. **Purchase a Single Axle 4x2 Hook Lift Truck with a 5 Yard Dump Body**

Request to purchase one 5 yard, single axle Dump Truck with hook lift capabilities and dump body. Other versatile pieces of equipment may be added in the future that can be used with this same truck such as a tree chip box, flat bed, stake bed, or any other needed body options. This versatile truck will take the place of two existing 2.5 yard dump trucks and will result in cost savings for the Parks Operations Divisions.

Action: Authorize the City Purchasing Division to Purchase a Single Axle 4X2 Hook Lift Truck with a 5 Yard Dump Body from Transwest Trucks in the Amount of \$139,497

6. **Contract for Janitorial Products and Supplies**

This request is for a contract award for the janitorial products and supplies required to maintain the City's Green Cleaning Program, with three additional, one year renewal options.

Action: Authorize the Purchasing Division to Enter into a Contract with Central Distributing Co., to Provide Janitorial Products and Supplies for the City's Facilities, for an Estimated Annual Amount of \$80,220.31

ITEMS NEEDING INDIVIDUAL CONSIDERATION**Public Hearing—Vacation of Portions of Cannell and Elm Avenues and Adjacent Alley Rights-of-Way for Colorado Mesa University** [File #VAC-2014-40]

Request to vacate portions of Cannell and Elm Avenues and adjacent alley rights-of-way for Colorado Mesa University to facilitate the continued westward expansion efforts planned for the campus.

The public hearing was opened at 7:27 p.m.

Tim Foster, Colorado Mesa University (CMU) President, presented the request. He introduced Tillie Bishop who was with him. He provided a history of the campus expansion as well as the history of contributions toward the expansion. The expansion has kept CMU as an anchor in the center of town. He then listed the improvements that have occurred over the years since the decision for major expansion was made, and provided details of the planned expansions. The request for the roadway vacation is for construction of a rugby field. He recognized the accomplishments of the rugby team and asked them to come up to the podium. CMU Rugby Coach McKinsey Lewis provided background on CMU's rugby team. She introduced her captains and asked them to speak. Jackie Schultz, captain of the forwards, expressed her affection for the team and the game; she believes having the field on campus will help get more support at the games. Stephanie Abodoca told her story of getting involved with rugby. Caitlin Bradley is in her fourth year, and has seen the team grow; she expressed her desire to have a permanent field that needs less maintenance. Amber Jones has been attending CMU for three years; she joined the rugby team because she was looking for a community/family, and thinks a new field will allow them to grow and attract more of a crowd. The coach then introduced the rest of the team present.

President Foster then detailed the University's neighborhood engagement efforts in general as well as specifically for this vacation request. He provided the University enrollment numbers and fiscal impact to the community. He then detailed the request noting that even the vacated streets will be available for emergency access. He noted that they are working on a separated bike lane along 12th Street.

Councilmember Boeschestein stated Cannell Avenue is currently a bike route, and asked if there will be an alternative route once Cannell Avenue is closed. President Foster confirmed there will be an alternative route.

Councilmember Norris asked whether Fire and Police vehicles will still be able to access the campus and what the access is. President Foster said the bollards can be removed for emergency access. There will be alternative access on the other side of

the roads but when the new residence hall is built the access will be primarily through Elm Avenue. President Foster assured that there will be Fire access and it complies with the recommendations of Fire Chief Watkins.

Councilmember Chazen congratulated the athletes and noted that the University is an economic driver for the City. He asked if the University already owns the properties adjacent to the right-of-way. President Foster said yes, as well as most of the other properties in the vicinity.

Councilmember Traylor Smith noted she attended a neighborhood meeting and those present seemed aware of the future plans. She congratulated President Foster.

There were no other Council comments.

Tillie Bishop, 2255 Piazza Way, spoke in support of the vacation request. He said it reflects good planning and the CMU President used advisory groups to help plan this out. Communications have been good and transparent. This is good utilization of space on campus and gives the rugby team a home. The expansion helps the local economy.

Josh Dillinger, a freshman, said he lives in Garfield Hall and loves it. Housing more students is what is being strived for. As an ambassador for CMU, he is excited about the growth.

Quince Shear, President of the Alumni Association and third generation graduate, said he has a rental business near the campus and has decided the college will utilize the properties quicker. He thinks the vacation will be a good thing.

Scott D. Peterson, Senior Planner, presented this item. Mr. Peterson described the site, the location, and the reason for the vacation. The purpose is to build a rugby field and a new residence hall. He displayed a graphic of the new road alignment and noted that City Staff does not feel the vacation will impede traffic or emergency access. Although it is CMU's discretion as to whether or not to maintain the north-south access, it is anticipated that in the spirit of being a good neighbor they will keep the north-south access open. He noted that construction of that north-south lane is one of the conditions of approval.

Mr. Peterson said a neighborhood meeting was held and there were nine in attendance. No one objected to the vacation. The City will retain a utility easement in the vacated portions of the right-of-way.

Mr. Peterson reviewed the following facts and conclusions:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Zoning and Development Code have all been met, specifically, items a through f.
3. As a condition of vacation, the City retains a utility easement over all of the right-of-way areas to be vacated for maintenance, operation and repair of existing utility infrastructure.
4. With the vacation, CMU shall construct a new 20' wide north/south circulation drive and allow usage of the circulation drive by the public, trash collection trucks and fire/ambulance vehicles and meets City standards for fire access.
5. With the vacation, CMU shall continue to provide fire and other emergency vehicle access utilizing the extensive network of emergency lanes currently existing throughout the main campus.

There were two emails in the packet opposing the vacation and six letters of support.

Councilmember Boeschstein asked what the Fire and Police comments on this plan were. Mr. Peterson said as long as the new fire lanes are constructed in compliance with design standards they were okay with the vacation. The Police Department is okay with the emergency access.

Councilmember Doody asked Fire Chief Watkins to provide his opinion for the record.

Chief Watkins said a single fire prevention officer is assigned to the campus. There has been lot of communication. They worked with CMU on a compromise plan to meet the Fire Department needs for both CMU and the neighborhood. The twenty foot access road allows movement and turn arounds.

Councilmember Norris asked how the trash trucks will go up the streets to collect and turn around. Mr. Peterson said the trash trucks use the alley and then exit through the campus. They will use the fire access lanes. The City development engineer has discussed this with the solid waste division.

Councilmember Chazen asked for confirmation that the public will have access even though CMU is not granting an access easement. Mr. Peterson said it is in the ordinance that the public will have access to those fire access lanes and CMU cannot shut that access off. That could change as they acquire more properties. CMU will be responsible for maintenance of the fire lanes.

Councilmember Traylor Smith asked whether the old areas of campus were more problematic with access. Mr. Peterson said the internal pedestrian malls are built for emergency access.

Councilmember McArthur said he was mostly concerned with public safety and that has been addressed. He has no other concerns.

There were no public comments.

The public hearing was closed at 8:11 p.m.

Councilmember Doody said he visited the campus and was amazed at the amount of change. He noted the City's annual contribution of \$500,000 for property acquisition. He hopes as times get better the City Council will be able to appropriate this year's contribution.

Councilmember Norris noted the plan started in 2006 and the City Council and CMU saw the vision. CMU has done a good job working with the neighborhood. She was pleased to see this move forward.

Ordinance No. 4628—An Ordinance Vacating Portions of Cannell and Elm Avenues and Associated Alley Rights-of-Way and Retaining a Utility Easement Located in the Colorado Mesa University Area

Councilmember Doody moved to authorize Ordinance No. 4628 and ordered it published in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Contract for the 2014 Sewer Line (Phase A) and Water Line Replacement Project

This request is to award a construction contract for the 2014 Phase A sewer line replacement project and 2014 water line replacement project.

Greg Lanning, Public Works and Utilities Director, introduced this item. He described the request and the amount as well as the recommended award. This is the summer phase of the water and sewer projects. He referred to the maps in the packet as to the locations and described the length and types of lines to be replaced. He said the work will begin May 16th and be complete by August 4th. The reason for the two phases of these replacements was to break down the projects to make them more available to local contractors. He described the outreach planned for the affected areas.

Councilmember Norris asked if this was budgeted. Mr. Lanning said yes, this is part of the capital projects program.

Councilmember Chazen asked if both phases were budgeted for this year. Mr. Lanning said both phases are budgeted this year. The second phase will begin in August and will be completed this calendar year.

Councilmember Chazen moved to authorize the City Purchasing Division to enter into a contract with MA Concrete Construction for the 2014 Sewer Line Replacement (Phase A) and 2014 Water Line Replacement Project in the amount of \$1,457,312.91. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

I-70 at Horizon Drive (Exit 31) Interchange Improvement Project Intergovernmental Agreement

In September of 2013, the City sponsored project was approved by the State Transportation Commission for funding through the Responsible Acceleration of Maintenance and Partnerships (RAMP) program. This intergovernmental agreement formally establishes the relationship between the Colorado Department of Transportation (CDOT) and the City of Grand Junction.

Greg Lanning, Public Works and Utilities Director, introduced this item. He described the request and the project. Most of the work is under the bridges and on Horizon Drive. He noted that Engineering Manager Trent Prall was present, and also from the Horizon Drive Association Business Improvement District (HDABID) were Vara Kusal and Board President Chuck Keller. The matching funds for the grant are being shared by the City and the HDABID. The plan is to complete the project by spring 2015, before JUCO begins. The price of the project did increase due to certain construction elements; one road section was upgraded to concrete and the ramps up to I-70 have been extended. CDOT is also charging 20% for construction administration. That includes assumption of the risk for cost escalation. The project includes landscaping, irrigation, and art.

Councilmember Traylor Smith asked Mr. Prall if the upgrades that were done previously will stay in place. Mr. Prall said those will stay in place. Councilmember Traylor Smith asked if any buildings are affected. Mr. Prall said there will be access changes, Visitor's Way will be relocated, and access to the Double Tree Hotel will be changed for safety reasons.

Councilmember Chazen asked about the City's match of \$525,000 being in 2014 or 2015. Mr. Prall said the matching funds for both the City and the HDABID will be appropriated in 2015. Councilmember Chazen said this is committing 2015 funds. Mr. Prall said yes. Councilmember Chazen asked if a 20% construction administration rate is usual for the State. Mr. Prall said yes, it is applied to every project for the construction phase. The City is saving 7.55% tacked onto the design phase since the City designed the project. Councilmember Chazen asked if any monies have been disbursed yet. Mr. Prall said not

until expenses are incurred. Councilmember Chazen asked if the Intergovernmental Agreement (IGA) will lock in the cost. Mr. Prall said yes, he is fairly confident, as this is the best cost estimate. As the final design gets closer, there is another review, and the final accounting is done then. After that CDOT assumes the risk. Councilmember Chazen asked when the next review is. Mr. Prall said in about five to six months, which will allow time for clearances to be obtained. Councilmember Chazen asked what problem this \$5 million project is going to solve. Mr. Prall said the southbound left turn lane is already nearing failure as the traffic backs up into through lanes. As traffic is projected to increase, this solution will solve those long term capacity concerns and handle pedestrians and bikes. A roundabout is better aesthetically to welcome visitors. Councilmember Chazen asked for confirmation that after this project is completed, it will not have to be updated for many years. Mr. Prall said this project is estimated to uphold until 2040 to 2045.

Councilmember Norris said the first impression for visitors is the entrance into the valley, and she is glad to see this project moving forward.

Councilmember Doody noted there have been pedestrian fatalities. Mr. Prall said yes, further south on Horizon Drive. Councilmember Doody said pedestrians will have a protected area in the median. Mr. Prall said the middle of the median is for protection and refuge, and there is a dogleg in the walkway to help pedestrians stop mid-way for purposes of paying attention for safety.

Councilmember Boeschstein thanked Staff and HDABID for being partners and participants. This is a safety project, and it is also for beautification. It is a solution to the problem of pedestrian danger. He would like to see separated bicycle trails in the future.

Councilmember McArthur asked if the the original plan was for two roundabouts on each side of the freeway on Horizon Drive. Mr. Prall said there was an early configuration on the north side but that was only going to be for additional access to the Buescher property.

Councilmember Traylor Smith said she heard materials and concrete prices are going up due to repairs on eastern slope after the floods. Mr. Prall said if this is true it will be short lived. In a couple of years a CDOT overpass project in the metro area will impact materials cost and availability. Mr. Prall said most materials to be used in this project are locally produced.

Councilmember Chazen asked after the 20% management fee, how much of the \$4 million will come back into the local economy. Mr. Prall said it depends on who gets the contract. The contract is within the local contractor's spectrum; if it is a local contractor it will be about 70% to 80% of the \$4 million.

Council President Susuras said he had heard that the Horizon Drive area adds approximately \$300 million per year to the local economy. Mr. Prall confirmed this. He said there are still areas available for economic development for outside investors.

Resolution No. 11-14—A Resolution Entering into an Agreement with the Colorado Department of Transportation for Work on the I-70 at Horizon Drive (Exit 31) Interchange Improvements Project, Authorizing City Matching Funds and Inkind Services and Authorizing the City Manager to Sign an Intergovernmental Agreement with the Colorado Department of Transportation

Councilmember Boeschstein moved to adopt Resolution No. 11-14. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:46 p.m.

Stephanie Tuin, MMC
City Clerk