

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

May 7, 2014

The City Council of the City of Grand Junction convened into regular session on the 7th day of May, 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. The Combined Law Enforcement Honor Guard led the Pledge of Allegiance, followed by a moment of silence.

Presentation

Annual Historic Preservation Award Presented to Troy and Donna Reynolds for Preservation of their Home at 298 Mahan Street

David Bailey, Chair of the Historic Preservation Board, explained the two awards and then presented the Annual Historic Preservation Award to Troy and Donna Reynolds for Preservation of their Home at 298 Mahan Street. He detailed how they had transformed the house. It is called the Page Ranch house. Kristen Ashbeck, Senior Planner, provided a history of the home and allowed the Reynolds to share more details. Troy Reynolds expressed his surprise at receiving the award. He and his wife researched and found out the original owner and builder of the house was Charles Cox who also built the sugar beet factory in Grand Junction. The house was on 400 acres which was the largest orchard in Colorado. The next owner was Walter Page, which is how the house became known as the Page Ranch. His son, John Page, the next owner of the house, was a water engineer and was one of the superintendents of the Hoover Dam. Page, Arizona was named after him. Mr. Reynolds continued to provide history of the house noting at one point it was a restaurant called Green Acres. The next owners were the Mahans (1948). They owned it until 2005. Mr. Reynolds said they refer to the house as the Mahan Manor. They are working on the inside to return it to its true Victorian manner. He thanked the City Council for the award.

Kristen Ashbeck then explained the award to the General Services Administration (GSA) of the federal government for the preservation and the greening of the Wayne N. Aspinall Federal Building and United States Court House. It was renovated to preserve the historical landmark in downtown Grand Junction and converted into one of the most sustainable and energy efficient buildings in the country. The GSA will be hosting a presentation on May 13th at 11:00 a.m. at the Mesa County Public Library.

Council President Susuras recognized students from the Community History Class from Goal Academy who were in attendance.

Proclamations**Proclaiming May 2014 in Honor of “100 Years of Service of the Colorado Red Cross” in the City of Grand Junction**

Councilmember Chazen read the proclamation and noted that the lights outside City Hall are red in support of the 100 years of service by the Colorado Red Cross. Eric Myers, Executive Director of the Western Colorado Chapter of the Colorado Red Cross, was present to receive the proclamation. He was joined by Lois Bogart, Mike Leak, and their youngest volunteer, Collin Myers. Mr. Myers explained how they help people in need and spoke about their mission.

Proclaiming May 10, 2014 as “National Train Day” in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Paul Brown and Annie LeDoux of the Depot Preservation Committee were present to receive the proclamation. Mr. Brown encouraged support of restoration of the Old Depot which has really fallen into disrepair. It played a large role in the development of the area. He thanked the City Council.

Councilmember Boeschstein said there will be an open house at the Depot on May 10th and the public can tour the outside of the building.

Proclaiming May 10, 2014 as “Grand Junction Letter Carriers Stamp Out Hunger Day” in the City of Grand Junction

Councilmember Norris read the proclamation. Pancho Carillo and Robin Correia were present to receive the proclamation. Mr. Carillo said this is the 22nd year they have been doing this. He encouraged everyone to set out nonperishable canned goods and food by their mailboxes the morning of May 10th. All food collected is donated locally to various food banks.

Proclaiming Week of May 11-14, 2014 as “Police Week” in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Grand Junction Police Chief John Camper, Fruita Police Lieutenant Judy Macy, Palisade Police Chief Tony Erickson, Mesa County Undersheriff Rebecca Spiess, and Colorado State Patrol Captain Matt Ozanik were all present to receive the proclamation. Grand Junction Police Chief John Camper thanked the City Council and expressed the importance of the recognition of those who died in the line of duty. In 2014 there has been an 18% increase in officer fatalities. The City is fortunate to have such good relationships among the various law enforcement agencies in the valley.

Appointments

Councilmember McArthur moved to re-appoint Brenda Brock and Jay Moss and appoint Darshann Ruckman to the Horizon Drive Association Business Improvement District for four year terms expiring April 2018. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Election of Mayor and Mayor Pro Tem/Administer Oaths of Office

Councilmember Doody nominated Councilmember Norris for Mayor. Councilmember Boeschstein seconded. Councilmember Norris was elected Mayor by unanimous roll call vote.

Councilmember McArthur nominated Councilmember Chazen as Mayor Pro Tem. Councilmember Traylor Smith seconded.

Councilmember Doody nominated Councilmember Traylor Smith as Mayor Pro Tem. Councilmember Boeschstein seconded.

Councilmember Traylor Smith withdrew her name from consideration due to her work schedule.

Councilmember Doody nominated Councilmember Boeschstein as Mayor Pro Tem. Councilmember Boeschstein seconded.

The roll was called and Councilmember Chazen was elected as Mayor Pro Tem by a vote of four to three.

City Clerk Stephanie Tuin administered the oaths of office to the Mayor and Mayor Pro Tem. Mayor Norris took the presiding seat at the dais and the meeting continued.

Council Comments

Councilmember Traylor Smith said it was interesting to attend the Economic Development Council convention. It was good to hear their comments about the general atmosphere here and the projects that City Council is focusing on. She was pleased they came to Grand Junction for their convention.

Councilmember Chazen said that he was out of town for training on new equipment for instruction in the process technology program at Western Colorado Community College (WCCC) where he teaches. He supports automation of processes. On April 17th he attended the ribbon cutting for Canyon View Medical Plaza. He attended the April 24th Downtown Development Authority (DDA) meeting which was a follow up to the joint DDA and Council meeting. They focused on the joint topics and BID renewal. On April 25th he

attended the Matchett Park Master Plan meeting at which final issues and the form of presentation at a future City Council workshop were discussed.

Councilmember Doody attended a Pear Park Steering Committee meeting with Councilmember Norris regarding fire and ambulance services. They met with a couple of members from the community and a couple members of the Clifton Fire District Board. There was a Parks and Recreation Advisory Board meeting and the topic was the future of Whitman Park. He and Councilmember McArthur were in DeBeque on Thursday attending a Bureau of Land Management (BLM) comment meeting for the Thompson Divide leases. He found it odd that the BLM had already held three meetings before meeting in DeBeque and none of the leases are in Glenwood Springs, Carbondale, or Aspen. People who want to comment on those leases can go to the BLM website and make comments through May 16th.

Councilmember Boeschstein said that he and Councilmember Norris attended the Incubator meeting. It is always an interesting meeting with business people, and the maker space is doing great things. The Incubator was awarded Incubator of the World. He attended the Riverview Technology Corporation meeting, an Avalon fundraising meeting, the Statewide Economic Development Council meetings held at Two Rivers Convention Center, and the May 5th Homeless/Vagrancy meeting.

Mayor Norris thanked Council President Susuras for his leadership over the last year.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Doody read the Consent Calendar items #1-6, added item #7 to the Consent Calendar, and then moved to adopt the Consent Calendar as amended. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

1. Minutes of the Previous Meetings

Action: Approve the Workshop Summaries for March 10, March 17, April 7, April 14, and April 21, 2014, the Minutes of the April 16, 2014 Regular Meeting, and the Minutes of the April 21, 2014 Special Meeting

2. **Purchase of Crack-fill Material**

This request is for the purchase of crack-fill material to be used to mitigate water intrusion in the asphalt streets to help prevent failure. Each year the City crack-fills one maintenance area and starts on the following year's area. This material will allow two crack-fill crews to operate in the spring and fall when the street cracks are at optimum openness to be filled.

Action: Authorize the Purchasing Division to Enter into a Contract with Crafcoc, Inc. to Provide 200,000 pounds of Deery 115 Fully Melt-able Crack-fill Material, for an Amount of \$0.477 per Pound for an Estimated Total of \$95,400

3. **Purchase One Ton Hook Lift Crew Cab Dump Truck for Street Department**

This request is for the purchase of a scheduled equipment replacement of a one ton hook lift crew cab dump truck. The purchase proposed is a hook lift truck with a separate dump body. Other versatile pieces of equipment will be added in the future that can be used with this same truck such as water truck, flat bed, stake bed, compressor, hot box for asphalt, and any other needed body options.

Action: Authorize the City Purchasing Division to Purchase a 2015 Ford F450 Crew Cab Dump Truck with Steller Hook System from Rush Truck Center of Colorado in an Amount of \$60,291.41

4. **Purchase Three Tri-Deck Rotary Mowers**

Purchase three Tri-deck fully floating-articulating rotary deck mowers as scheduled equipment replacement of existing mowers.

- Golf Division (1), replacement for units 413 and 4274
- Park Operations, Stadium Division (1), replacement for unit 1613
- Park Operations, Canyon View (1), replacement for unit 1711

Action: Authorize the City Purchasing Division to Purchase One Tri-deck Mower for the Golf Division and Two Tri-deck Mowers for Parks Operations from C & M Air Cooled Engine, in the Amount of \$85,225.20

5. **Amended and Restated Articles of Incorporation and Restated Bylaws of the Riverview Technology Corporation (RTC)**

The RTC is charged with, among other things, planning for and utilizing the resources of the site. The RTC was organized in 1999 and now desires to amend and update its bylaws. The proposed amendments 1) reduce the size of the board from 11 to not less than seven and no more than nine members as determined by the Board and 2) provide for electronic voting and proxy.

Resolution No. 12-14—A Resolution Approving Amended and Restated Articles of Incorporation and Restated Bylaws of Riverview Technology Corporation

Action: Adopt Resolution No. 12-14

6. **Council Committee Assignments for 2014 – 2015**

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Resolution No. 13-14—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

Action: Adopt Resolution No. 13-14

7. **Public Hearing—Persigo Biogas Supplemental Appropriation Ordinance and Select a Company to Convert the Digester Gas at Persigo Waste Water Treatment Plant to Compressed Natural Gas (CNG) that will be Used to Fuel the City’s CNG Fleet – Continue to May 21, 2014** – Moved to the Consent Calendar

Several years ago, the wastewater division contracted with an engineering firm to help identify any beneficial uses of the biogas produced at the Persigo treatment facility. Persigo “flares” or burns off approximately 100,000 cubic feet per day of digester gas. Digester gas is methane gas that is created as a byproduct of processing waste.

In order to proceed with a project to convert this methane gas to bio compressed natural gas fuel (biogas), two actions are required. First the authorization of the spending authority in the Joint Sewer System Fund through the adoption of the supplemental appropriation ordinance, and second the authorization to hire a contractor capable of converting digester gas to compressed natural gas and designing and installing the pipeline to transport the gas to the City fueling site.

Proposed Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Biogas Project

Action: Open Public Hearing and Continue to May 21, 2014

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *****Economic Development Plan**

The purpose of the Economic Development Plan is to present a clear Plan of action for improving business conditions and attracting and retaining employers.

Rich Englehart, City Manager, introduced this item and recognized the Director of the Incubator, one of the City's Economic Development Partners, present at the meeting. He reviewed the work the City Council has done in developing this Plan. He reviewed the overall guiding areas of emphasis. The last meeting on the Plan was at the May 5th workshop. City Manager Englehart reviewed the changes made from that workshop. The Plan aligns with the goals and policies of the Comprehensive Plan. The report does not cause or create legal issues, but following the adoption and implementation, it will require careful and conscientious attention to ensure fairness and legality.

Councilmember Traylor Smith thanked the Staff for their time and effort. She thought it was a good first step for the community and will allow collaboration with the other partners to move forward.

Councilmember McArthur also thanked the Staff and Council. This is a good guide for efforts into the future and to help coordinate efforts with the other partners.

Councilmember Chazen commented on the tremendous amount of work that was done by Staff including statistics and analysis. The Plan is a benchmark to measure against, and it is a great start. He thanked City Manager Englehart and Staff for all their hard work and on the great job.

Councilmember Susuras thanked City Manager Englehart, Deputy City Manager Moore, City Attorney Shaver, and the rest of Staff for all of their long, hard hours put into the creation of the Plan. It is a sound Plan and will help leaders come together to create jobs and that is the ultimate goal.

Councilmember Doody thanked everyone who worked on the Plan as well. It is a fluid document and a great opportunity to work with partners and obtain their thoughts on the Plan.

Councilmember Boeschstein thanked City Manager Englehart and Staff. Council has had a lot of give and take as these types of plans are difficult to put together. It is a good, balanced plan. He is glad to know that there will be public input in the future for the Plan and that arts and culture was added to the Plan. He is looking forward to collaborating with other partners.

Resolution No. 14-14—A Resolution Adopting the 2014 Economic Development Plan

Councilmember Susuras moved to adopt Resolution No. 14-14. Councilmember Boeschstein seconded the motion.

Council President Norris said that the Economic Development Plan has been a goal for the current Council for the last year. She thinks this Plan will help support the City's partners as there is a lot of information in the Plan. It is just the first step and Council will have to decide what the next step is and how to move forward.

Motion carried by roll call vote.

Public Hearing—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.

The public hearing was opened at 8:06 p.m.

David Thornton, Planning and Development Supervisor, presented this item. He acknowledged two planners from Mesa County who were partners in this planning process, Keith Fife and Kaye Simonson, and thanked them for their hard work throughout the process.

Mr. Thornton said there are two pieces for Council's consideration; 1) adoption of the plan and 2) amendment of the Comprehensive Plan Future Land Use Map for the area around 27 ½ Road and B ½ Road. He described the planning area which included the area from Gunnison River on the west, to the Colorado River on the north, from Whitewater Hill on the south, to the eastern boundary which is 34 ½ Road.

He reviewed the time frame and the public outreach which was started in 2013 as a joint effort with Mesa County. Eleven focus groups met; there were three joint workshops with City and County Planners; the Board of County Commissioners were briefed in June and October of 2013; there were City Council workshops in September 2013, January, and March of 2014; and six open houses were held in June, August, and November, 2013. A draft plan was put out to the public for a thirty day review period in November 2013 and a revised draft plan was put out for review from December 20, 2013 through January 24, 2014. A joint public hearing was held on February 20, 2014 with both the City and the County Planning Commissions and a recommendation of approval was forwarded to City Council. Mesa County Planning

Commission is the approving body for the County so a recommendation for approval was not required by Mesa County Commissioners.

The plan has twelve chapters with background and policies taken from the Comprehensive Plan. Mr. Thornton briefly reviewed some of the main topic areas including community image; transportation including pedestrian access (one thing that was looked at is the ability in the future of using the B ½ Road overpass as a pedestrian and bicycle facility with one lane, for safe crossing of Highway 50); economic development; and parks and open space including trails.

Mr. Thornton then reviewed the change to the Future Land Use Map in the area surrounding the existing Fairgrounds. The Future Land Use Map, as it is currently, was based on the fact that at the time Mesa County was not sure the Fairgrounds was going to stay in that location. Now that Mesa County has developed a Master Plan for the Fairgrounds in that location, the plan development looked at the area surrounding that facility to see what makes sense for development. Mr. Thornton explained that the Neighborhood Center was shifted slightly to the north of the Highway and other adjustments were made.

Mr. Thornton noted the criteria for plan amendments and that the change meets four out of five of the criteria, with number five not being applicable. Only one of the criteria needed to be met. The Planning Commission concurred with that finding.

Councilmember Susuras said he read the document and it was very detailed. It was a joint effort with Mesa County. The previous neighborhood plan for Orchard Mesa sunset in 2010 with the adoption of the Comprehensive Plan. He noted the number of forums and meetings, and the number of citizens participating. Both City and County Planning Commissions recommended the adoption of the Plan unanimously.

Councilmember McArthur asked about the population in the Plan area. Mr. Thornton said around 16,000 but there is still a lot of land left for growth. Councilmember McArthur thanked Staff and said he tried to attend as many meetings as he could. It is a good compilation of what the residents want. He explained how developers look at an area for development and this is the southern entrance into town. He said one can't build a development without a plan. This sets out a plan. He thanked Staff for their efforts.

Councilmember Boeschstein expressed his appreciation of Staff's work and said Orchard Mesa has been somewhat neglected. He feels there is a need for a Neighborhood Association to be formed. He is glad to see a bridge over the Gunnison River included in the Plan. There are areas that are deteriorating in the Orchard Mesa area and need attention. He was glad to see the Plan and is looking forward to voting for it.

Councilmember Traylor Smith thanked Staff for their work on the Plan.

Councilmember Chazen said the Plan addresses the issue of availability of commercial and industrial land for development. He felt it was a good plan and he supports it.

Councilmember Doody lauded Staff for the great work. Orchard Mesa has been a place where something needed to be done. Council, with a CDBG grant, will be putting in sidewalks; it's a small start, but Council needs to drill into Orchard Mesa a little bit. The County made a good decision to leave the Fairgrounds in place as there is a huge potential for a Neighborhood Center. He agreed with Councilmember Boeschstein about the bridge and the need for a back way out of that area for both safety and for trails. He appreciated the work that was done on the Plan.

Council President Norris said Staff has done a great job on the Plan. The corridor on Highway 50 from the south is a very important corridor and she is glad that something is being done to make it more attractive.

There was no public comment.

The public hearing was closed at 8:37 p.m.

Ordinance No. 4629—An 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

Ordinance No. 4630—An Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

Councilmember Susuras moved to adopt Ordinance Nos. 4629 and 4630 and ordered them published in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:38 p.m.

Stephanie Tuin, MMC
City Clerk