

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

July 16, 2014

The City Council of the City of Grand Junction convened into regular session on the 16th day of July, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Councilmember Bennett Boeschenstein was absent. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

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

Presentations

June Yard of the Month

Elizabeth Neubauer, Forestry Board Member, presented the Yard of the Month Award for June to Ed and Paula Loshbaugh at 662 28 Road. She commented on how strikingly beautiful Mrs. Loshbaugh's yard is. She presented the Loshbaugh's with a plaque and a gift certificate.

Presentation of Certificates to Colorado State Champion Tree winner

Kamie Long, State Forest Service and Forestry Board Chair, presented Colorado State Champion Tree Awards to tree owners Johnathan Eng and Merlin Schreiner who respectively have the largest Redbud and Weeping Mulberry species in the State of Colorado.

Presentation of the Comprehensive Annual Financial Report (CAFR)

Lisa Hemann of Chadwick, Steinkirchner, and Davis, presented this item. She explained the role of the auditor and the standards they follow to support their findings. As part of their process, they review internal controls and procedures to ensure they are sufficient to support the accounting function. They speak to a number of employees and get information from third parties that deal with the City. They review bank statements, City Council minutes, and journal entries; they use sampling to ensure they have sufficient information. They review the federal award programs. Accounting policies used by the City are described in the report. Accounting estimates are another integral part of the financial statements; they are considered risky since they are based

on judgments to ensure they are reasonable. The auditors had no difficulties dealing with management and if they did, they are required to report those to the City Council. They found no misstatements and she commended the accounting staff for that. Any federal grants received that are over a half a million require a single audit. She referred to the reports from the auditors on pages 154 and 155. She thanked Jodi Romero and Sonya Evans as well as the rest of the accounting staff for their work and cooperation.

Councilmember Susuras said Ms. Hemann did a good job explaining the audit and he commended Financial Operations Director Jodi Romero and accounting staff.

Councilmember Doody asked how long their contract is with the City. Ms. Hemann said it is a three year contract.

Councilmember McArthur asked if compliance issues, such as TABOR (Taxpayer Bill of Rights), were looked at and if the City was in compliance. Ms. Hemann said they did review those issues and the City was in compliance.

Council President Norris thanked Ms. Hemann and City Staff.

Proclamation

Proclaiming July 16, 2014 in Celebration of the 125th Anniversary of the Grand Junction Fire Department in the City of Grand Junction

Councilmember Doody read the proclamation. Fire Chief Ken Watkins was present along with Battalion Chief John Williams to accept the proclamation for the 125th Anniversary of the Grand Junction Fire Department. He thanked the City Attorney and the City Clerk for helping to gather the facts and referred to the Journal of the Western Slope published by the Historical Society. He explained why the Fire Department's 125th Anniversary is different than the City's.

Council Comments

Councilmember Susuras, as the representative on the Airport Authority Board, said they had a six hour meeting July 15th and received a clean bill of health from their auditors.

Councilmember Traylor Smith had no comments.

Councilmember Doody mentioned he received a lot of positive comments on the decision regarding the splash pad and that Staff did a great job accommodating families at Lincoln Park.

Councilmember McArthur did not have any comments.

Councilmember Chazen had no report.

Council President Norris said she went to the Urban Trails Committee (UTC) meeting and they are putting together documents to become a true committee, separate from the Riverfront Commission, in order to focus more on urban trails.

Citizen Comments

Bruce Lohmiller, 445 Chipeta #25, is apparently still having problems with the Statute of Limitations and contempt of court issues, and said he will be contacted by a representative from Santa Monica.

Consent Calendar

Councilmember Susuras moved to adopt and then read Consent Calendar items #1 through #3. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

1. **Minutes of the Previous Meetings**

Action: Approve the Summary of the June 16, 2014 Workshop and the Minutes of the July 2, 2014 Regular Meeting

2. **Contract for the 2014 Curb, Gutter, Sidewalk Replacement Project**

This request is to award a construction contract for the concrete replacement project at various locations throughout the City of Grand Junction. This contract is to remove and replace damaged curb, gutter, and sidewalks; these are the highest priority on the "Fix It" requests received. In all, a total of 24 locations were selected.

Action: Authorize the City Purchasing Division to enter into a contract with All Concrete Solutions, LLC of Grand Junction, CO for the 2014 Street Maintenance - Curb, Gutter, Sidewalk Repair and Replacement Project in the amount of \$94,536.26

3. **Ratify the Acquisition of the Meens and Files Properties**

The presenters request and recommend the City Council consider and adopt a resolution ratifying the acquisition of the Meens and Files properties, also known as the Monument Road Bookends. The properties are located south and west of Monument Road are adjacent to the Three Sisters and Lunch Loop Recreation areas.

Resolution No. 23-14—A Resolution Ratifying the Acquisition of the Meens and Files Properties Located South and West of Monument Road also Known as the “Monument Road” Bookends

Action: Adopt Resolution No. 23-14

Public Hearing - Vacating a Portion of Hacienda Street Right-of-Way

[File #VAC-2014-175]

Request to vacate a portion of Hacienda Street in anticipation of a residential subdivision to be known as South Rim Hollow to facilitate the proposed development.

The public hearing was opened at 7:32 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location and explained the vacation. He noted that the Planning Commission recommended approval of the request. He explained the reason for the request and that the right-of-way is not needed for roadway as per the Transportation Engineering Design Standards. There are no utilities in the area proposed to be vacated. The request has been reviewed and it is consistent with the goals and policies of the Comprehensive Plan, the review criteria have been met, and the conditional approval will be included in the recording of the plat.

The applicant, Cliff Anson, accompanied by his wife Teresa, 2185 Quail Court, commended Mr. Peterson on his presentation, noting he had nothing to add but wanted to introduce himself and thanked the Council for considering his project.

There were no public comments.

The public hearing was closed at 7:37 p.m.

Councilmember McArthur asked if the right-of-way originally requested was for a detached sidewalk. Mr. Peterson said no; a normal right-of-way would be 44 feet with a sidewalk on both sides; this is an alternate street design for parking and a sidewalk on just one side. The asphalt alignment will continue as is, the street will not jog.

Councilmember Doody noted that the City Council has asked Staff to provide a value for any property being vacated so that the value can be tracked through the Economic Development Strategy. The current value will be a good assessment tool for the City, showing the value lost or gained from the vacation.

Council President Norris said she was glad to see development in that location.

Ordinance No. 4636—An Ordinance Vacating a Portion of the Hacienda Street Right-of-Way for the Proposed South Rim Hollow Subdivision, Located at 2312 Hacienda Street

Councilmember Susuras moved to adopt Ordinance No. 4636 and ordered the Ordinance to be published in pamphlet form. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Contract for the 2014 Sewer Line Replacement Project Phase 2

This request is to award a construction contract for the sewer line replacement project at various locations within the 201 Persigo boundaries. This annual program replaces aging sewer lines that have surpassed their design life. A total of 6,800 lineal feet of sewer main line will be replaced as part of this project.

Greg Lanning, Public Works and Utilities Director, presented this item. He explained the project and the amount to be awarded. This is the second phase of the sewer line replacements. A map of the replacements had been provided in the packet. He explained how sewers are constructed preceding street reconstruction. They expect to reconstruct and redesign First Street as the budget permits. The planned phasing helps smaller local contractors bid on the project and limits the disruption to businesses. A combined project would take up to two years, which would prohibit smaller contractors from bidding and disrupt businesses more. The planned work will occur at night, which will also limit the disruption to businesses. The road is resurfaced to hold up until the road reconstruction can take place.

Councilmember Doody moved to authorize the City Purchasing Division to enter into a contract with MA Concrete Construction of Grand Junction, CO for the 2014 Sewer Line Replacement Project Phase 2 for the bid amount of \$1,181,069.25. Councilmember Taylor Smith seconded the motion. The motion carried by roll call vote.

Letter of Commitment to CDOT's Transportation Alternative Program Grant for B ½ Road Overpass Multimodal Conversion

The Transportation Alternatives Program (TAP) is a federal funding program administered by the Colorado Department of Transportation (CDOT). Applications for funding are due August 1st. Although not required as part of the application, the attached "letter of commitment" shows a strong position towards the project. The proposed \$1.7 million project will convert one lane of the B ½ Road overpass to multimodal space for both bicycles and pedestrians. A minimum 20% match is required for the project.

Greg Lanning, Public Works and Utilities Director, explained the project and the time frame on the grant application. He referred to a map of the area and pointed out that there is another access road which eliminates the need for the one lane proposed to be converted to a pedestrian and bicycle lane.

Councilmember Doody expressed his support of the project and asked if B ½ Road

would eventually become three lanes.

Trent Prall, Engineering Manager, said that B ½ Road is proposed to be three lanes in time, similar to what the County did east of 27 ¼ Road.

Councilmember Traylor Smith asked what the concrete wall barrier would look like. Mr. Prall explained the type proposed is called a jersey barrier that would be concrete cast as a solid piece.

Councilmember Traylor Smith agreed the area needs some attention and it is a great addition to the Safe Routes to School effort.

Councilmember Susuras asked if the \$340,000 matching funds would be placed in next year's budget. Mr. Prall stated it would. Councilmember Susuras wanted to know if the bicycle path and this project will join the Riverfront Trail. Mr. Prall said it will only run along B ½ Road, but it will have ties to Dos Rios Elementary School, the commercial corridor, and north all the way up to Orchard Mesa Middle School; so it will tie into the Riverfront Trail via local streets.

Councilmember McArthur noted how it will also hook up to the Riverfront Trail at the pedestrian bridge access by Orchard Mesa Middle School. He then asked if this project would include any improvements to the entry feature. Mr. Prall said funds were recently added that would be allocated for that.

Councilmember Chazen asked who owns the bridge and who is responsible for maintenance. Mr. Prall said CDOT is the owner, but the City has a contract to maintain the roadway to a certain level. Significant reconstruction would be CDOT's responsibility. Councilmember Chazen questioned the City's contribution to a CDOT bridge. Mr. Prall said that 80% of the funding is coming from the federal government with the City matching \$340,000. Councilmember Chazen wanted to know if CDOT had been approached to see if they would be responsible for the match rather than it falling on the City. Mr. Prall said they could approach CDOT for funding, but he felt CDOT might be more inclined to close the bridge rather than improve it. Some things that strengthen the need for the bridge are the pedestrian and bike crossings that will tie residential areas to the commercial corridor.

City Manager Rich Englehart added that this project, which is a couple years out, could be matched with upcoming County and CDOT projects and the City will look for additional grant funding to help address these and other improvements to the corridor which is an important component to the Economic Development Plan.

Councilmember Chazen asked if, by doing this work, the City will be obligated to take on additional responsibility and/or liability for the bridge. Mr. Prall explained that the City will still be responsible for the maintenance and the only additional commitment is

the 20% funding match. Councilmember Chazen then asked if the bridge had been inspected and if CDOT planned to replace the bridge. Mr. Prall noted that, although CDOT has no plans to upgrade or provide significant maintenance to the bridge, it is structurally sound.

Council President Norris reiterated that the corridor needs to look nice after this work is done. She also mentioned the importance of this project to help connect the local residents with the commercial areas and that this is the Urban Trail Committee's number one priority.

Councilmember Traylor Smith asked if trail grants have been looked at. Mr. Prall said this program, Transportation Alternatives Program (TAP), is tailored for trail grants.

Councilmember Traylor Smith also asked if this project would qualify for grant funds through Great Outdoors Colorado (GOCO). City Manager Englehart said the Las Colonias and Matchett Park projects are priorities for GOCO monies at this time, but they will look to GOCO for additional grant funding for this project under the greenway section which includes trails.

Councilmember McArthur moved to authorize the Council President to sign the Letter of Commitment for the Project. Councilmember Doody seconded the motion. Councilmember Chazen offered an amendment to the motion to include authorization for the City to apply for the grant. Councilmembers Susuras and Doody accepted the amendment. Motion carried by roll call vote.

Orchard Mesa Fire Station 4 Grant Request

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs (DOLA) for a \$1,966,428 grant with a local match of \$655,476 to fund the development of the relocated Orchard Mesa Fire Station 4. Funding for the local match will be provided from existing funds, including the Persigo Sewer Fund.

Ken Watkins, Fire Chief, presented this item. Chief Watkins said the request is to ask for authorization for the City Manager to submit a grant request to DOLA. The local match will be from the General Fund and the Persigo Sewer Fund. He reviewed the history of the project and the purpose of relocating Fire Station 4 to provide better coverage and better response time in the Pear Park area. He identified the location and the footprint of the proposed station. Chief Watkins explained how the Persigo funds will help with the matching funds by purchasing the existing station which fulfills their need to have a substation in the Orchard Mesa area.

Councilmember McArthur asked if the final site has been decided. Chief Watkins said

they are currently in negotiations for the site.

Councilmember Doody said he sees the next couple of years as being exciting for the Fire Department and the community. He noted that public safety will be elevated by the new substation and new equipment, and he mentioned the new truck recently purchased.

Council President Norris thanked the Chief for all the work that has been done.

Resolution No. 22-14 – A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Program for Development of Fire Station 4 on Orchard Mesa

Councilmember Susuras moved to adopt Resolution No. 20-14 authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance Program for development of the relocated Fire Station 4. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Steven St. John, 171 Sun Hawk Drive, asked if the B ½ Road overpass project was being done because there is a federal grant covering 80% of the cost?

Council President Norris explained that questions are not answered during Council Meetings, but if Mr. St. John would like to stay after the meeting, City Manager Englehart would be available to answer questions.

There were no other non-scheduled citizens or visitors.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:16 p.m.

Stephanie Tuin, MMC
City Clerk