

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

May 2, 1990

The City Council of the City of Grand Junction, Colorado, convened in regular session the 2nd day of May, 1990, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were John Bennett, Bill McCurry, Paul Nelson, Earl Payne, Conner Shepherd, Reford Theobald, and President of the Council R.T. Mantlo. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Neva Lockhart.

President of the Council Mantlo called the meeting to order and Councilman McCurry led in the Pledge of Allegiance.

INVOCATION - Pastor Jack Olsen, Columbus Evangelical Church

ELECTION OF THE PRESIDENT OF THE COUNCIL EX OFFICIO MAYOR AND PRESIDENT OF THE COUNCIL PRO TEMPORE EX OFFICIO MAYOR PRO TEMPORE - OATHS OF OFFICE ADMINISTERED

Upon motion of Councilman Nelson, seconded by Councilman Bennett and carried, William E. "Bill" McCurry was elected President of the Council Ex-Officio Mayor.

Upon motion of Councilman Payne, seconded by Councilman Nelson and carried, Conner W. Shepherd was elected President of the Council Pro Tempore Ex-Officio Mayor Pro Tempore.

City Clerk Neva Lockhart administered the Oath of Office to the President of the Council and President of the Council Pro Tempore.

President of the Council McCurry took his chair as Mayor. Due to medical reasons, Mr. McCurry turned the remainder of the meeting over to Mayor Pro Tempore Shepherd. Mr. McCurry left the meeting at this time. Mayor Pro Tempore Shepherd took the chair as Mayor.

CONSIDERATION OF MINUTES

There being no corrections to the Minutes of the regular City Council Meeting of April 18, 1990, they were approved as submitted.

RECOGNITION OF ALISIA A. ROPER

A plaque of appreciation was awarded to Alisia A. Roper for her contribution to the City in discovering a \$48,000 error in the City's favor regarding CIRSA insurance premiums.

APPOINTMENTS TO THE GRAND JUNCTION TRAFFIC SAFETY COUNCIL

Upon motion of Councilman Bennett, seconded by Councilman Payne and carried, the following individuals were appointed to the Grand

Junction Traffic Safety Council:

One-Year Term

Brad Keller
Jim Pike
Joe Shipman
Dr. William Findlay

Two-Year Term

George Walden
Val Rupp
Brent Danielson
Rosemary Lichlyter
Dr. Ben Dorenkamp

PROCLAMATION DECLARING WEEK OF MAY 3-19, 1990, AS "HISTORIC PRESERVATION WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING WEEK OF MAY 13-19, 1990, AS "NATIONAL TOURISM WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING WEEK OF JUNE 3-9, 1990, AS "GARDEN CLUB WEEK" IN THE CITY OF GRAND JUNCTION

BID CONSIDERATIONS - AWARD OF CONTRACTS

Intersection Modifications 1990, Melody Lane at North Avenue - United Companies - \$18,488.50

Curb, Gutter and Sidewalk Replacement, 1990 - Mays Concrete, Inc. - \$44,394

Approval of Change Order No. 3 to Contract with Lyle States Construction, Inc., in the Amount of \$58,945 for the 15th Street Interceptor Sewer

Upon motion of Councilman Nelson, seconded by Councilman Theobold and carried, bids on the above items were accepted, and the Contracts were approved and awarded as noted, and the City Manager was authorized to sign said Contracts.

HEARING #16-90 - PROPOSED ORDINANCE - REZONE FROM LIGHT INDUSTRIAL (I-1) TO PUBLIC ZONE (PZ) PROPERTY LOCATED AT 215 RICE STREET FOR THE MESA COUNTY JAIL FACILITY.

The following entitled proposed ordinance was presented and read: CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY WITH A STREET ADDRESS OF 215 RICE STREET. Upon motion of Councilman Nelson, seconded by Councilman Theobold and carried, the proposed ordinance was passed for publication.

Upon motion of Councilman Theobold, seconded by Councilman Nelson

and carried, the County was allowed to apply for a Special Use Permit in the interim of the approval of this zoning at any point from this day forward.

REQUEST FROM OWNERS OF AUCTION GALLERY, 701 MAIN STREET, TO PAY OPEN-SPACE FEES OVER AN EXTENDED PERIOD OF TIME

Planning Director Karl Metzner explained that this item was tabled by the Grand Junction Planning Commission. Mr. Donald Huntzinger, 634 Main Street was present.

Upon motion of Councilman Theobold, seconded by Councilman Mantlo and carried, payment of the open-space fee for The Auction Gallery, 701 Main Street, was approved with a \$400 down payment and with a monthly payment of \$125 until such time as the balance of \$1,750 is paid in full, with an interest charged commensurate with the City's current investments, and the fee to be secured by the equipment specified in Mr. Huntzinger's proposal.

PROPOSED ORDINANCE - EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY AND AUTHORIZING PUBLICATION IN PAMPHLET FORM.

Attorney Joe Skinner, 601 Valley Federal Plaza, General Counsel for the Grand Junction Downtown Authority, was present. He reviewed the request to expand the boundaries of the DDA. The following entitled proposed ordinance was presented and read by title only: AN ORDINANCE EXPANDING THE BOUNDARIES OF THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY. Upon motion of Councilman Theobold, seconded by Councilman Nelson and carried, the proposed ordinance was passed for publication in pamphlet form.

APPROVAL OF LEASE AND MANAGEMENT AGREEMENT BETWEEN THE CITY OF GRAND JUNCTION AND CLIFF AND JUDY DAVIS FOR THE SOMERVILLE RANCH, AND LIVESTOCK PURCHASE AGREEMENT FOR THE SOMERVILLE RANCH, AND AUTHORIZING THE EXPENDITURE OF FUNDS

City Utilities Manager Greg Trainor was present to answer questions of Council. Mr. Trainor explained that the purpose for leasing the Somerville Ranch to an agricultural interest is to maintain, put to use, and improve upon the water rights which the City of Grand Junction purchased along with the deeded property.

Upon motion of Councilman Theobold, seconded by Councilman Payne and carried with Councilman BENNETT voting NO, the City manager was authorized to sign a Lease and Management Agreement and Livestock Purchase and Buyback Agreement between the City of Grand Junction and Cliff and Judy Davis, which agreements contain the following conditions:

1. Ten-year lease with the ability of the City to cancel the lease after 5 years and pay the lessee one-half of one annual lease payment.

2. Total lease payment over the ten years to be \$262,170.
3. Triple net lease with lessee providing for all maintenance and major capital improvements incorporated into the development plan which is part of the lease. In addition, the lessee paying all property taxes, which for the year 1991, will be \$3500.
4. Provides for the City of Grand Junction purchasing livestock to validate the Forest Service term permit in 1990.
5. Livestock purchased to validate the permit would be the Davis stock (188) and third party stock (227). The third party stock would be sold to Davis at the end of the first grazing season which said purchase would be secured with an irrevocable letter of credit which Davis would obtain. The Davis stock would be retained in the City ownership for a period of 24 months and sold to Davis at the end of second grazing season which said repurchase would be secured through funds placed in a trust account at the time the Davis stock was purchased from Davis by the City.
6. All City stock obtained to validate the USFS term permit would be managed by Davis who would pay all grazing fees and replace all stock lost or culled. In exchange for his management services, Davis would have the right to all proceeds from the calf crop and culls while the stock is under his management and care.
7. The lessee agrees to maintain all federal grazing permits in good standing. The City has the option, at the termination of the lease, to acquire the permitted livestock and have the permits waived in favor of the City.
8. The lessee agrees to cooperate with the City in developing the water rights and participating with all future plans for recreational uses including hunting, biking, riding, etc.

APPROVING A CONTRACT FOR ENGINEERING SERVICES BETWEEN THE CITY OF GRAND JUNCTION AND CH2M-HILL CONSULTING ENGINEERS FOR A RATE AND COST ALLOCATION STUDY FOR THE 201 SEWER SYSTEM - NOT TO EXCEED \$75,000

Public Works Director Jim Shanks was present to explain the rate study and cost allocation study will assure that rates that are being charged are fair and equitable for all services provided, will assure that the bond covenants are being met to satisfy the bond holders of the Sewer Bonds that are outstanding, and will assure that the City meets all EPA standards for setting rates. Upon motion of Councilman Mantlo, seconded by Councilman Nelson and carried, the Contract for Engineering Services for a Rate and Cost Allocation Study for the 201 Sewer System was awarded to CH2M-Hill Consulting Engineers not to exceed \$75,000, and the City Manager was authorized to sign said Contract.

ACCEPTANCE BY CITY OF GRAND JUNCTION/MESA COUNTY/WALKER FIELD

AIRPORT AUTHORITY OF GRANT FOR AIRPORT IMPROVEMENT PROGRAM PROJECT NO. 3-08-0027-09 AT WALKER FIELD (REHABILITATE AND STRENGTHEN APRON; WIDEN AND STRENGTHEN CONNECTOR TAXIWAY; CONSTRUCT ACCESS ROAD) - 90% OF COST (\$817,630)

Upon motion of Councilman Nelson, seconded by Councilman Theobold and carried, the Grant for Airport Improvement Project No. 3-08-0027-09 at Walker Field to rehabilitate and strengthen apron; widen and strengthen connector taxiway; construct access road; 90% of the cost (\$817,630) was accepted and approved, and the President of the Council was authorized to sign said Grant.

ENGINEERING SERVICES CONTRACT FOR REDESIGN OF STREET AND INTERSECTIONS IN FILING NO. 1 OF FORESIGHT PARK - WESTERN ENGINEERS - NOT TO EXCEED \$20,490

Upon motion of Councilman Mantlo, seconded by Councilman Bennett and carried, the Engineering Services Contract for Redesign of Street and Intersections in Filing No. 1 of Foresight Park was awarded to Western Engineers not to exceed \$20,490.

AUTHORIZE CITY MANAGER TO SIGN CONTRACT TO PURCHASE APPROXIMATELY 49 ACRES KNOWN AS JARVIS PROPERTY FOR A PURCHASE PRICE OF \$2,025,000 PLUS \$100,000 ASSIGNMENT TO THE TRUST FOR PUBLIC LAND

Upon motion of Councilman Mantlo, seconded by Councilman Theobold and carried with Councilman BENNETT voting NO, the Contract to purchase approximately 49 acres, located at 5th Street and Colorado River, downstream from the railroad tracks, known as the Jarvis Property, for a purchase price of \$2,025,000 plus \$100,000 Assignment to the Trust for Public Land was approved, and the City Manager was authorized to sign said Contract.

ADJOURNMENT

The President of the Council Pro Tempore adjourned the meeting.

Neva B. Lockhart

Neva B. Lockhart, CMC
City Clerk