

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

**JUNE 2, 1993**

The City Council of the City of Grand Junction, Colorado, convened in regular session the 2nd day of June, 1993, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, R.T. Mantlo, Ron Maupin, Dan Rosenthal, and President of the Council Reford Theobold. Bill Bessinger was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Theobold called the meeting to order and Council-member Maupin led in the Pledge of Allegiance. The audience remained standing during the invocation by Dr. Stan Wright, St. Matthews Episcopal Church.

**PROCLAMATIONS/RECOGNITIONS**

PROCLAMATION DECLARING JUNE 13-19, 1993, AS "WESTERN WEAR WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING JUNE 5, 1993, AS "NATIONAL TRAILS DAY" IN THE CITY OF GRAND JUNCTION

RECOGNITION OF POLICE DEPARTMENT EMPLOYEES BOB RUSSELL AND JERRY HILL FOR THEIR INVOLVEMENT IN THE GENRICH PIPE BOMBING CASE - ALSO APPRECIATION TO DISTRICT ATTORNEY STEVE ERKENBRACK

APPOINTMENTS TO RIVERFRONT COMMISSION - DEFERRED TO JUNE 16, 1993, CITY COUNCIL MEETING

**CONSENT ITEMS**

Upon motion by Councilmember Afman, seconded by Councilman Baughman and carried by roll call vote, the following Consent Items 1 through 8 were approved:

1. **Approve** the minutes of the Regular Meeting May 19, 1993
2. **Proposed Ordinance** - Amending Chapter 4, Alcoholic Beverages, Sections 4-1 and 4-31, of the Code of Ordinances

As requested by City Council at the May 17th workshop, Staff has drafted an ordinance changing the City Code to assign the hearing of Special Events applications to the hearing officer. The hearing officer currently reviews all other beer and liquor applications.

- a. **First reading** of proposed Ordinance
3. **Renewal** of Contract with Larmer Training and Development. Also approved contingency transfer up to \$15,000.

This will be the second year the City has used the services of Larmer Training and Development. The services provided by Larmer are used throughout the City and cut across department lines.

4. **\* Resolution No. 32-93** authorizing issuance of a Revocable Permit to Kim Cunningham for the installation of a fence and landscape improvements in the public right-of-way adjacent to the South of the property located at 1716 Roubideau Street on Orchard Mesa.

Mr. Kim Cunningham owns the property at 1716 Roubideau Street and has requested permission to landscape the north 25 feet of a 50-foot wide strip of public right-of-way located to the south of his property. The south 25 feet of this right-of-way is open and used and provides adequate access for the landowners in this area.

5. **Authorization** to purchase a one (1) ton commercial van with a 16' cab-over - Western Slope Auto - \$20,911

Bids were opened May 19th for the purchase of a one ton commercial van with a 16 foot cab-over body for the Persigo Wastewater Treatment Plant. Invitation for bids were distributed to five (5) area dealers. One responsive bid from Western Slope Auto for a Ford E350 with a 16' Utilimaster Body for \$20,911 was received. The van shall be purchased to replace Unit #207, a 1983 Chevrolet 3/4 ton standard cargo van.

In order to accommodate the need for additional space to house the mobile sewerline inspection equipment, Persigo staff requested the upgrade from a 3/4 ton standard cargo van to a heavy one ton van with a 16' cab-over body. To finance the upgrade, an additional \$14,950 was approved through supplemental appropriation. Additional expenditures will be made for a generator, muffler kit, remote starting kit, warning lights and construction of counters and cabinets.

6. **Authorization** to make a sole source purchase of \$12,758 for the procurement of 3M's Opticon Traffic Signal System for three (3) city intersections.

The Opticon system allows emergency vehicle personnel to control right-of-way designation at signalized intersections. The City currently employs the 3M Opticon system at 18 intersections.

Dave Tontoli, City Traffic Engineer, requests the sole-source purchase of the 3M Corporation's Opticon Traffic Signal System for the following intersections:

12th and Elm  
12th and Gunnison  
1st and Orchard

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The necessary equipment will cost \$12,758.

7. **Proposed Ordinance** - Amending the Grand Junction Zoning and Development Code, Sections 4-2-1 and 4-2-2

This text amendment will make the rear yard setback requirements in the RSF-1 and RSF-2 zones consistent with the comparable County R-1-A and R-1-B zones. This will eliminate creation of numerous non-conforming uses in newly annexed neighborhoods in the North area and allow new construction consistent with existing structures.

a. First reading of proposed Ordinance

8. **Authorize** the award of a construction contract for the Colorado Avenue Sewer Line Replacement - Lyle States Construction - \$23,858.15

The following bids were received on May 26, 1993:

Lyle States Construction	\$23,858.15	**
Ben Dowd Excavating	\$25,966.00	
Reed Constructors	\$30,972.00	
Engineer's Estimate	\$21,350.00	

\*\* recommended award

Staff Source: Kent Harbert, Project Engineer

**\* \* \* END OF CONSENT CALENDAR \* \* \***

**\* \* \* ITEMS NEEDING INDIVIDUAL CONSIDERATION \* \* \***

**APPROVAL OF ADDITIONAL EXPENDITURE OF \$18,400 FOR ARCHITECTURAL AND ENGINEERING SERVICES REQUIRED TO FINALIZE BUILDING DESIGN AND PREPARE BID DOCUMENTS FOR THE CONSTRUCTION OF THE NEW VISITORS CENTER ON HORIZON DRIVE**

This expenditure is for services to redesign the building for a construction budget of approximately \$300,000.

To finalize this design plan additional funds have been requested by Dillon-Hunt and approved by the VCB Board. The additional monies, \$18,400, will purchase the following services:

Mechanical/Electrical Design	\$2,400
Structural Design Engineering	\$3,000
Civil Design	\$ 700

Landscape Design	\$ 500
Architectural Services	
Principal	\$5,200
Associate	\$4,900
Reimbursable expenses	\$1,200
Additional Sets of Plans	\$ 500
	<b>\$18,400</b>

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Frank Bering, Lon Carpenter and Paul Nelson, VCB Board members, and the building committee to the new Visitors Center, were present and displayed architectural renderings of the newly designed Visitor Center. Mr. Bering stated that the original bids were 50% over the Board's estimates. He stated that Dillon-Hunt began working on five revised plans at no cost to the City or the VCB. Three contractors have stated that the plans can be constructed for less than \$300,000. Mr. Bering stated that the building is being down-sized by approximately 500 square feet and will still meet the ADA requirements.

In response to Councilmember Maupin's questions of why the original bids were so much higher than the VCB Board's estimate, Mr. Bering explained that the Board relied on the estimates of the architect, and the architect thought that the bids would come in within their estimate. The price of lumber also jumped at the same time. Mr. Bering requested permission to contract with Dillon-Hunt for the finalization of the plans to go to bid.

Both Mr. Bering and Mr. Nelson were confident the new plan could be built within budget.

Upon motion by Councilmember Mantlo, seconded by Councilmember Afman and carried with Councilman **MAUPIN** voting **NO**, the additional expenditure of \$18,400 for the new Visitors Center on Horizon Drive was approved.

City Manager Mark Achen clarified that Council is specifically approving the Contract. The VCB has sufficient budget authority for the \$18,400. The issue is the Contract exceeds the \$10,000 limit which requires Council approval. Council is authorizing the City to execute an additional Contract with Dillon-Hunt.

City Attorney Dan Wilson stated that the City has structured an addendum to the original Contract.

**PUBLIC HEARING - PROPOSED ORDINANCE - GARRISON RANCH ANNEXATION, APPROXIMATELY 15.0 ACRES, LOCATED SOUTH OF H ROAD AND PARADISE HILLS**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Mantlo, seconded by Councilmember Baughman and carried, the proposed ordinance was accepted and ordered published.

**PUBLIC HEARING - PROPOSED ORDINANCE - INTERSTATE ENCLAVE**

**ANNEXATION, APPROXIMATELY 2.5 ACRES, LOCATED WEST OF 23-1/2 ROAD ON INTERSTATE AVENUE**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Rosenthal, seconded by Councilmember Maupin and carried, the proposed ordinance was accepted and ordered published.

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**PUBLIC HEARING - PROPOSED ORDINANCE - BLUE HERON II ANNEXATION, APPROXIMATELY 25.0 ACRES, LOCATED SOUTH OF RIVER ROAD, AT 25 ROAD**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Mantlo, seconded by Councilmember Baughman and carried, the proposed ordinance was accepted and ordered published.

**PUBLIC HEARING - COUNTRY CLUB HEIGHTS ANNEXATION, APPROXIMATELY 46.41 ACRES, LOCATED SOUTH OF I-70, WEST OF 12TH STREET**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Afman, seconded by Councilmember Maupin and carried, the proposed ordinance was accepted and ordered published.

**PUBLIC HEARING - CAMBRIDGE ANNEXATION, APPROXIMATELY 25.0 ACRES, LOCATED SOUTH OF I-70, WEST OF 12TH STREET**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Mantlo, seconded by Councilmember Rosenthal and carried, the proposed ordinance was accepted and ordered published.

**ORDINANCE NO. 2679 - PUBLIC HEARING - AMENDING OR REPEALING VARIOUS SECTIONS (4-4-3, 4-7-1, 4-7-2, 5-4-3, 5-6, 6-7-2, 6-8-1, 6-8-2, 7-5-4-B, 8-2, 9-3) OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE BY ADDITION OF VARIOUS STANDARDS AND REQUIRED INFORMATION FOR DEVELOPMENT SUBMITTALS AND REPEALING SOME REQUIREMENTS CONCERNING IRRIGATION SYSTEMS**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Afman, seconded by Councilmember Maupin and carried by roll call vote, Ordinance No. 2679 was adopted and ordered published in pamphlet form.

**ORDINANCE NO. 2680 - PUBLIC HEARING - ZONING PROPERTY LOCATED EAST OF 26-1/2 ROAD AND APPROXIMATELY 660 FEET NORTH OF G ROAD FROM RSF-2 TO PR**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Baughman, seconded by Councilmember Mantlo and carried by roll call vote, Ordinance No. 2680 was adopted and ordered published.

**ORDINANCE NO. 2681 - PUBLIC HEARING - ZONING PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 12TH STREET AND F-1/2 ROAD FROM RSF-4 TO PR-21**

A hearing was held after proper notice. There was no public comment.

It was moved by Councilmember Mantlo and seconded by Councilmember Rosenthal that Ordinance No. 2681 be adopted and ordered published.

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Councilmember Baughman stated that there have been letters of concern regarding the height of the 3-story buildings on the northern area of this property. Karl Metzner, Community Development Department, stated that this concern has not been addressed since this is the outline development plan stage. The Planning Commission's recommendation for approval did have the stipulation that if the next stage would be the more detailed engineered stage, the petitioners should address the concern of the neighboring property owners about the height of the buildings.

Roll call vote on the motion was unanimous. Motion carried.

**ORDINANCE NO. 2682 - PUBLIC HEARING - ZONING PROPERTY LOCATED AT 1150 HILL AVENUE FROM RSF-8 AND B-3 TO PB**

A hearing was held after proper notice. There was no public comment. Upon motion by Councilmember Maupin, seconded by Councilmember Baughman and carried by roll call vote, Ordinance No. 2682 was adopted and ordered published.

**ADJOURNMENT**

Upon motion by Councilmember Baughman, seconded by Councilmember Rosenthal and carried, the meeting was adjourned at 8:26 p.m.

Stephanie Nye, CMC  
City Clerk