

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

**JULY 21, 1993**

The City Council of the City of Grand Junction, Colorado, convened in regular session the 21st day of July, 1993, at 7:35 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Bill Bessinger, R.T. Mantlo, Ron Maupin, Dan Rosenthal, and President of the Council Reford Theobold. 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 Bessinger led in the Pledge of Allegiance. The audience remained standing during the invocation by Mr. Russell Lewis, Central Baptist Church.

**SPECIAL RECOGNITION TO DAVE ROPER, RISK MANAGER AND PAST PRESIDENT OF CIRSA BOARD OF DIRECTORS, FOR HIS CONTRIBUTIONS TO THE STATE-WIDE CIRSA POOL AND THE CITY'S SELF INSURANCE PROGRAM - PRESENTATION BY TIM GREER, EXECUTIVE DIRECTOR OF CIRSA, AND RON LAPPI, DIRECTOR OF ADMINISTRATIVE SERVICES**

**APPRECIATION CERTIFICATES TO OUTGOING PARKS & RECREATION BOARD MEMBERS JIM BONELLA AND KATHY HALL**

**APPOINTMENTS TO PARKS AND RECREATION BOARD**

Upon motion by Councilmember Rosenthal, seconded by Councilmember \_Mantlo and carried, John P. Gormley and Dennis King were appointed to 3-year terms on the Parks and Recreation Board.

**PAULINE HEUSCHER, DORCAS TERRIENS, PEARL MOORE, HOWARD AND CONNIE SCHMITTEL DISCUSS THE EFFECT OF ZONING/DENSITY OF THE HABITAT FOR HUMANITY DEVELOPMENT**

Ms. Penny Pauline Heuscher, 330 Mountain View Court, was present on behalf of many of the residents on Cheyenne and Mountain View Street and Mountain View Court. Ms. Heuscher referred to a letter dated July 5, 1993 regarding the opposition of the neighborhood of the Habitat for Humanity development. She also referred to the letter directed to the City Attorney Dan Wilson. She questioned why she and other residents did not receive a notice regarding the replat. She requested that legal notices be required to be sent by certified mail by the Planning Department to property owners within a certain distance of a replat. She also requested that posting of the property be required. She requested that the RSF-8 density in this area be reduced so that it coincides with the character of the neighborhood. Ms. Heuscher presented a petition

signed by 123 homeowners in the area requesting a downzone of the property to

City Council Minutes

-2-

July 21, 1993

RSF-4 (property bounded by UnawEEP Avenue on the south, 27-3/8 Road on the West, the Colorado River on the north, and Hopi Street on the east). The petition was presented for Council's review only, and then it was retrieved by Ms. Heuscher. Ms. Heuscher is hoping for a compromise by Habitat for Humanity by building at a density that is compatible with the surrounding area (lower than RSF-8). She is expecting a response from City Council by the next meeting of Council. President of the Council Theobold stated that if the City requests a change in zoning on behalf of the property owners, it is hoped that 100% of the area residents will sign the request.

### **CONSENT ITEMS**

Upon motion by Councilmember Baughman, seconded by Councilmember Bessinger and carried, the following Consent Items 1-10 were approved:

1. **Approval** of the minutes of the Regular Meeting July 7, 1993
2. **Proposed Ordinance** creating Section 5-6-1 of the Zoning and Development Code regarding collection of fees in lieu of a drainage report and/or construction of drainage facilities.

The amendment establishes an option whereby developers of projects of a certain size can, with approval of Public Works, pay a drainage fee in lieu of providing a drainage report and on-site facilities.

Current development policies require the preparation of a Drainage Report, which identifies estimated peak runoff for both the existing and proposed runoff conditions, plus the design and detail of facilities which, when constructed, will provide mitigation of adverse runoff impacts. Oftentimes many developments may be located adjacent to adequate drainage facilities or may not individually contribute a significant increase in runoff. Providing on-site detention/retention for these sites may result in an undesirable affect on the layout, grade and configuration of the proposed site improvements. Costs normally associated with the preparation of a drainage report and construction of on-site facilities may be better spent in constructing public drainage outfall facilities.

a. **First reading** of proposed Ordinance

3. **Award of Bid** - West Orchard Avenue Reconstruction 1993

Recommendation: Elam Construction - \$62,614.25

Bids received on July 13, 1993, are summarized as follows from lowest to highest:

City Council Minutes

-3-

July 21, 1993

Elam Construction	\$62,614.25
United Companies	\$67,040.75
Parkerson Construction	\$79,901.00
R.W. Jones Construction	\$89,750.00
Engineer's Estimate	\$77,935.75

4. **Award of Bid** - Sewer Improvements 1993  
Recommendation: Lyle States Construction - \$89,757

The following bids were received on July 13, 1993:

Lyle States Construction	\$89,757
Parkerson Construction	\$99,452
Reed Contractors	\$117,401
Engineer's Estimate	\$110,385

5. **Approval** of purchase of Motorola Repeater, Base Station, Duplexor and related equipment to replace the existing Grand Junction Police Department radio fixed site equipment.  
Cost: \$19,033.50

This equipment is priced under State of Colorado Award Number 72574AHA01M, Section #1 of Addendum I1-I34 of the Correctional Bid. The Grand Junction Police Department site equipment was purchased in September, 1979, and is scheduled for replacement as part of the Communications Center 10 year CIP.

6. **Approval** of sole-source purchase of public safety dispatch furniture for installation in the Grand Junction Regional Communications Center after relocation. Cost: \$71,548.05

New dispatch radio console furniture for installation in the Grand Junction Regional Communications Center after relocation is required

7. **Approval** of purchase of 6 Motorola Radio Consoles for use in dispatching Public Safety response agencies in Mesa County.  
Cost: \$108,249.84

Consoles are priced under State of Colorado Award Number 72574AHA01M, Section #1 of Addendum I1-I34 of the Correctional Bid. The radio consoles in use are old and

becoming unreliable. The consoles are scheduled for replacement at the time the Communications Center relocates as part of the Center's 10 year CIP.

8. **Proposed Ordinance** - Vacating portion of 15th Street, South of G Road.

As a part of the approval of the Horizon Park East Subdivision the developer is requesting a vacation of 14' of the existing

City Council Minutes

-4-

July 21, 1993

15th Street right-of-way along their property resulting in a half-street right-of-way width of 26' which meets current standards.

a. First reading of proposed Ordinance

9. **Approval** of rental of excess water in storage to Purdy Mesa and Reeder Mesa area ranchers for irrigation purposes

Annually the City examines its water in storage, annual usage, and carryover supplies. Any excess is leased to ranchers in the Kannah Creek area. In 1993, 2500 acre feet of water is available for supplemental irrigation. One thousand acre feet will be placed on City-owned lands. The remainder is available for lease, upon request. The amount of water available varies from year to year due to the winter snowpack.

10. **Approval** of establishment of a fee for the use of Watson Island for special events

The Parks and Recreation Advisory Board, at their May meeting, formally endorsed the establishment of the fee and recommends the City Council adopt the fee as a part of the Parks and Recreation Fees and Charges Policy.

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

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

**RESOLUTION NO. 46-93 ADOPTING THE MULTI-MODAL TRANSPORTATION STUDY AND PLAN**

The Metropolitan Planning Organization (MPO) Multi-Modal Transportation Study analyzes future transportation improvement needs for various modes of transportation in the Grand Junction area with an emphasis on bicycle and pedestrian routes and includes considerations for the physically disabled.

Staff is requesting that the Multi-Modal Study/Plan be an appendage to the transportation element of the comprehensive plan, to be used as an advisory document for the City in making future decisions regarding transportation and capital improvements projects.

Dave Thornton, Community Development Department, was present to review this item and answer questions of Council. Mr. Bennett Boeschstein, Multi-Modal Coordinator for the MPO, was also present to answer questions regarding the canal issue (trails along the canal right-of-way).

City Council Minutes

-5-

July 21, 1993

Upon motion by Councilmember Rosenthal, seconded by Councilmember Maupin and carried by roll call vote with Councilmembers **BAUGHMAN** and **BESSINGER** voting **NO**, the Multi-Modal Transportation Study and Plan was adopted by Resolution No. 46-93.

**AGREEMENT WITH UTE WATER CONSERVANCY DISTRICT TO JOINTLY FUND WATER LINE PROJECTS TO PROVIDE ADEQUATE FIRE FLOW IN THE UTE SYSTEM WITHIN THE CITY OF GRAND JUNCTION**

In 1990, the City passed an ordinance which requires all water providers in the City to have lines of a size to provide adequate flow to fight fires. Water providers were given 5 years from the date of ordinance adoption to comply. The City and Ute have been discussing a cost share arrangement where the cost of these upgrades in the Ute system are jointly funded among Ute, the City and the adjacent benefiting property owners. This proposed agreement states that the City will pay for 1/3 of the project cost of such upgrades. Ute plans to pay for 1/3 and Ute plans to charge the benefiting property owners 1/3 of the project cost. Each project to be accomplished under this plan would be specifically identified and approved by a specific addendum to this agreement.

Public Works Director Jim Shanks stated that approximately 15% of the Ute system inside the City has inadequate lines. The total project cost of \$1.5 will be paid over a three year period. The City's portion would be approximately \$500,000.

Upon motion by Councilmember Mantlo, seconded by Councilmember Rosenthal and carried by roll call vote, the Agreement with Ute Water Conservancy District to jointly fund water line projects to provide adequate fire flow in the Ute System within the City of Grand Junction was accepted.

**SPECIAL MEETING CALLED TO APPROVE RAM-LINE INCENTIVE PACKAGE**

Mr. Ron Kraft, President of the Mesa County Economic Development Council, was present. A special City Council meeting was called to discuss the Ram-Line incentive package. The meeting is to be held on July 22, 1993, 9:00 p.m., at Two Rivers Convention Center. The 24-hour notice was then posted by the City Clerk.

**EXECUTIVE SESSION**

Upon motion by Councilmember Bessinger, seconded by Councilmember Maupin and carried, the City Council adjourned into Executive Session at 9:00 p.m. to discuss pending litigation.

**ADJOURNMENT**

Stephanie Nye, CMC  
City Clerk