

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

JANUARY 5, 1994

The City Council of the City of Grand Junction, Colorado, convened into regular session the 5th day of January, 1994, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Bill Bessinger, Ron Maupin, Dan Rosenthal, and President of the Council Pro Tempore R.T. Mantlo. President of the Council Reford Theobald was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Pro Tem Mantlo called the meeting to order and Councilmember Baughman led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Richard Riddoch, First Congregational Church.

CONSENT ITEMS

Councilmember Baughman requested that Consent Item No. 3 be removed from the Consent section for full discussion. Upon motion by Councilmember Maupin, seconded by Councilmember Rosenthal and carried by roll call vote, Item 3 was removed for full discussion and the following Consent Items 1-13 were approved:

1. **Approval** of the minutes of the Regular Meeting of December 15, 1993.
2. *** Resolution No. 1-94** - A Resolution of the City of Grand Junction Designating the Location for the Posting of the Notice of Meetings

In 1991, the Open Meetings Law was amended to include a provision that requires that a "local public body" annually designate the location of the public place or places for posting notice of meetings and such designation shall occur at the first regular meeting of each calendar year (24-6-402(2)(c) C.R.S.). This resolution complies with the statutory requirement. The location designated is the glassed-in bulletin board outside the 520 Rood entrance.

3. *** Resolution No. 2-94** - A Resolution of the City Council of the City of Grand Junction Giving Notice that a Tract of Land Known as the Climax Mill Site Located South of Kimball Avenue, Between 9th and 15th Street, Consisting of 99.38 Acres will be Considered for Annexation to the City - **REMOVED FOR FULL DISCUSSION**

4. *** Resolution No. 3-94** - A Resolution of the City Council of the City of Grand Junction Giving Notice that a Tract of Land Known as the Patterson Road Enclave Located North of Patterson Road and West of 25 Road, Consisting of 4.77 Acres will be Considered for Annexation to the City

The Patterson Road Enclave is located north of Patterson Road and west of 25 Road. This area, comprised of 4.77 acres, has been totally surrounded by the City Limits for more than three years and is eligible for annexation under State Statutes.

5. *** Resolution No. 4-94** - A Resolution Submitting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, and Setting a Hearing on the Nichols Annexation

The Nichols Annexation is located at 575 29 Road and consists of a single parcel of land, approximately 1/4 acre, with a single family dwelling unit. The property owners have signed a petition requesting annexation.

6. **Approval** of UPWP Amendment and Contract Amendment

Presented for City Council approval is an amendment to the FY 1994 Unified Planning Work Program and an amendment to the associated work program contract. The work program amendment allows the MPO to develop a means of linking the transportation analysis software with the GIS software making for more efficient and effective use of the census and zoning information in the GIS system.

- a. *** Resolution No. 6-94** - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of the Fiscal Year 1994 Amended Unified Planning Work Program
- b. **Approval** of First Supplemental FY 1994 PL Contract Between the Colorado Department of Transportation and the Grand Junction/Mesa County Metropolitan Planning Organization

7. *** Resolution No. 7-94** - A Resolution Authorizing the Use of Undergrounding Funds for 12th Street

This project is in response to citizen requests to improve the night visibility of 12th Street adjacent to Lincoln Park by providing additional lighting from Belford to Gunnison Avenues. The installation cost of \$24,000 would be financed

through the use of the PSCo underground fund.

8. **Authorization** to Purchase for the Streets Division, a 1994 Skid Loader for \$30,250.00

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Bids were opened December 16, 1993 for the purchase of a 55 hp Skid Type Loader equipped with trailer, standard bucket, angle dozier blade, grapple bucket, and angle broom. This is new equipment for the Streets Division of Public Works. Invitation for Bids were distributed to six dealers. The City received the following three responsive bids:

Dealer	Net Bid
White Star Machinery (Bobcat)	\$30,250.00**
Century Equipment (Case)	\$39,135.00
Western Implement (Ford New Holland)	\$40,625.00

** recommended award

9. **Authorization** to Purchase Three Truck Mounted V-box Material Spreaders for \$16,800.00

Bids were opened December 15, 1993 for the purchase and installation of three truck mounted V-box Material Spreaders for the Streets Division. These are the last of seven replacement spreaders, which are used for snow removal. Bid invitations were sent to nine vendors. The City received the following four responsive bids:

West Park Truck Equip. (GJ)	\$16,800.00**
Kois Bros. Equipment	\$18,946.71
Municipal & Contractors Equip. Co.	\$19,476.00
MacDonald Equipment	\$20,604.00

** recommended award

10. **Award of Bid** for Bulk Gravel to Low Bidder, Whitewater Sand and Gravel, in the Amount of \$67,956.00

Bids were opened December 15, 1993 for the purchase and delivery of 12,450 tons of gravel in five separate gradations. Bid invitations were sent to five companies. The City received the following three responsive bids:

Whitewater Sand & Gravel	\$67,956.00**
Grand Junction Pipe & Supply	\$78,162.50
Parkerson Construction	\$82,675.00

** recommended award

11. **Approval** to Authorize the City Manager to Execute Change Order #3 in the Amount of \$11,854.00 for the Contract to Construct the New Visitor and Convention Bureau Office

12. **Proposed Ordinance** - An Ordinance Amending the Standards Set Forth in the Uniform Fire Code, As Adopted by the City of Grand Junction and Established by Ordinance No. 2627, Prohibiting the Use of Dead-End Lines to Supply Fire Hydrants

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The proposed change to these pieces of legislation could potentially reduce the requirements placed on builders and developers, while continuing to preserve an acceptable water supply for fire fighting purposes. The requirements of builders and developers to supply all fire hydrants with looped water lines is not always practical. The proposed change would eliminate the looping requirement in those instances where it is impracticable and doing so does not significantly compromise fire safety.

- a. First Reading of Proposed Ordinance
 - b. Motion to grant approval to West Star Aviation for their proposed addition at Walker Field.
13. *** Resolution No. 8-94** - A Resolution Accepting a Grant for Federal-Aid Off-System Funding for Hazard Elimination Project SHO M555-002 Street Lighting on Highway I-70B Starting West of Redlands Parkway, East to North Avenue

The City has been awarded a Federal Hazard Elimination Grant in the amount of \$171,000 to install street lights on Highway 6 & 50 (aka Highway I-70B) from Independent Avenue to 23-1/2 Road at a total project cost of \$204,000. Adoption of this resolution will accept the grant and authorize the City Manager to enter the City into a contract to construct the facilities.

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

RESOLUTION NO. 2-94 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION GIVING NOTICE THAT A TRACT OF LAND KNOWN AS THE CLIMAX MILL SITE LOCATED SOUTH OF KIMBALL AVENUE, BETWEEN 9TH AND 15TH STREET, CONSISTING OF 99.38 ACRES WILL BE CONSIDERED FOR ANNEXATION TO THE CITY

The Climax Mill Enclave is located south of Kimball Avenue between 9th and 15th Streets. This area has been totally surrounded by the City Limits for more than three years and is eligible for annexation under State Statutes.

Councilmember Baughman questioned if there is any liability on the

City's part due to the history of this site. City Attorney Dan Wilson assured him that the annexation is irrelevant to any liability questions. Mr. Wilson stated that the types of questions that would come up regarding liability would deal with ownership, generation under Federal Law, and exactly the use of the property. Whether it is inside or outside the City limits has no affect on any of those issues.

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Councilmember Maupin questioned if all of the 99 acres will be a State Park. City Manager Mark Achen stated that approximately 7 acres on the south side of Kimball is private land. The balance is owned by the State Department of Health. Once the clean-up is completed, the assumption is that the State Health Department will transfer the land to the State Department of Parks. Councilmember Maupin expressed a desire to ensure people will be able to access the entire Riverfront Trail without paying a State Parks fee to get through one piece of property to the next. It was suggested that Council's representative on the Riverfront Commission, Councilmember Baughman, discuss this item with the Riverfront Commission board members.

Upon motion by Councilmember Baughman, seconded by Councilmember Bessinger and carried by roll call vote, Resolution No. 2-94 was adopted.

**PUBLIC HEARING - BLUFFS WEST ANNEXATION - RESOLUTION NO. 9-94
ACCEPTING ANNEXATION PETITIONS, MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS BLUFFS WEST IS ELIGIBLE FOR
ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION -
PROPOSED ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND
JUNCTION, COLORADO, KNOWN AS THE BLUFFS WEST, APPROXIMATELY 129
ACRES. LOCATED EAST OF 23 ROAD AND NORTH OF E ROAD**

Karl Metzner, Community Development Department, reviewed this item stating that the petition for annexation has been signed by owners of more than 50% of the property described and more than 50% of owners in the area described. Not less than one-sixth perimeter of the area is contiguous to the existing City limits. A community of interest exists between the area to be annexed in the City. The area is urban and urbanizing the area to the west portion of the annexation is currently developed in an urban or suburban context. The vacant land to the east is currently being platted as South Rim on the Redlands development, and has a density that would be urban. The balance of the provisions of Sections 31-12-104 and 105 have been met per the affidavit.

The entire north boundary of the development which goes along the north of the area is contiguous to existing City limits on the other side of the river. Under the Statutes, the river is ignored, so those two points are the same for determining

contiguity, even though there is actually water separating them. There are 25 existing owner/occupied units and an additional 12 rental units, totaling 37 dwelling units, 63 total parcels. There will be approximately 280 units in the new development.

A hearing was held after proper notice. There were no opponents, letters or counterpetitions. The hearing was closed.

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Upon motion by Councilmember Bessinger, seconded by Councilmember Rosenthal and carried by roll call vote with Councilmember **BAUGHMAN** voting **NO**, Resolution No. 9-94 was adopted,

Upon motion by Councilmember Maupin, seconded by Councilmember Bessinger and carried with Councilmember **BAUGHMAN** voting **NO**, the proposed ordinance was passed for publication.

DEL BROCKELMAN - SALVATION ARMY

President of the Council Pro Tem Mantlo suggested that Council prepare a Resolution or Proclamation of appreciation for Del Brockelman, Director of the local Salvation Army, as he will be transferred to Salt Lake City in the near future. The City Manager was directed to decide what type of recognition will be presented; said presentation to be scheduled for the next City Council meeting on January 19, 1994.

ADJOURNMENT

Upon motion by Councilmember Baughman, seconded by Councilmember Rosenthal and carried, the meeting was adjourned at 7:47 p.m.

Stephanie Nye, CMC
City Clerk