

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

MARCH 2, 1994

The City Council of the City of Grand Junction, Colorado, convened into regular session the 2nd day of March, 1994, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Bill Bessinger, R.T. Mantlo, Ron Maupin, and President of the Council Reford Theobold. Dan Rosenthal 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 Father John Costanza, St. Joseph's Catholic Church.

CONSENT ITEMS

President of the Council Theobold announced that Item 7 is being removed from the consent calendar for full consideration. Item 8.A. is being added to the consent calendar which is a Change Order on the Fire Station No. 1 Remodel. Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried by roll call vote, the following Consent Items 1 through 8.A. were approved:

1. **Approval** of the minutes of the Regular Meeting February 16, 1994
2. **Award of Contract** - Reconstruction of Four (4) Concrete Stairways at the Two Rivers Convention Center -
Recommended Award: M.A. Concrete - \$21,800.00

The following bids were received:

<u>Contractor</u>	<u>Bid</u>
M.A. Concrete	\$21,800.00*
Mays Concrete, Inc.	\$23,930.00
Fred Cunningham Construction	\$30,728.00
*recommended award	

3. **Authorization** to Purchase 3,180 Gallons of Water-Based Traffic Paint -
Recommended Award: Colorado Paint Company - \$21,808.00

The following bids were received:

<u>Contractor</u>	<u>Yellow</u>	<u>WhiteNet Bid</u>	
Colorado Paint Co.	\$14,100.00	\$7,708.00	\$21,808.00*
Diamond Vogel Paint Co.	\$16,160.00	\$7,826.00	\$23,986.00
Sherwin Williams	\$18,160.00	\$8,786.00	\$26,946.00
*recommended award			

Colorado Paint Company was last year's traffic paint vendor. The 1994 cost per gallon is down 5% for yellow and 7% for white when compared to the 1993 bid prices.

4. **Authorization** to Make a Sole Source Purchase for Materials and Labor to Install 3,635 Feet of Sheet Red Rubber Flooring at the Sam Suplizio Baseball Field -
Recommended Award: Western Floor, Inc. - \$37,640.00

The Parks Department has \$37,640.00 budgeted to replace 3,635 feet of red rubber carpeting on Suplizio Field. Western Floor, Inc., Pueblo, Colorado, is the only factory authorized supplier/installer of this product in the Rocky Mountain region.

Bid specifications and drawings were prepared; however, only Western Floor was identified as a qualified vendor. Western Floor submitted a bid in 1993 of \$43,697.00; this bid was later reduced to \$37,640.00 to meet the available budget.

5. **Authorization** to Purchase Three (3) 1994 Ford Pick-up Trucks for the Parks Department -
Recommended Award: Hellman Motor Company - \$39,527.00

The trucks include two new trucks, a 1/2 ton LWB pick-up and a 3/4 ton pick-up with a utility body, and a replacement 1/2 ton SWB pick-up truck for Unit #1167, a 1984 GMC pick-up.

The following bids were received:

<u>Dealer</u>	<u>1/2T SWB</u>	<u>1/2T LWB</u>	<u>3/4T UTIL</u>
Hellman Motors (Ford)	\$12,062*	\$12,328*	\$15,137*
Western Slope Ford	\$12,223	\$12,413	\$15,222
Fuoco Motor Co. (GMC)	\$12,875	\$13,120	\$16,577
Western Slope Dodge	\$14,524	\$14,755	\$18,553
*recommended award			

6. **Award of Contract** for Labor and Materials to Install Sprinkler Systems at Columbine Park -
Recommended Award: Clark & Company - \$59,200.00

The following bids were received:

City Council Minutes

-3-

March 2, 1994

Contractor

Bid

Clark & Company \$64,000.00* (change order to \$59,200)
Landscape Design \$73,735.00
W.D. Yards \$74,246.96
*recommended award

7. **Award of Contract** - for Construction of a 4,950 Square Foot Shop/Garage Addition to the Persigo Wastewater Treatment Plant - Recommended Award: Frances Constructors - \$316,000.00 -

REMOVED FROM CONSENT AGENDA FOR FULL DISCUSSION

8. *** Resolution No. 16-94** - A Resolution Rescinding the Authority to Convey a Water Line Easement to Clifton Water District Because the Easement is Not Needed

Clifton Water District originally asked for an easement across City property as part of Clifton's water system expansion near Whitewater. Clifton subsequently placed its pipe on Department of Energy property near the tailings haul road. The easement was never recorded.

- 8.A. **Approval of Change Order** for Fire Station No. 1 Remodel - Original Estimate \$20,000, Actual Cost \$28,569 - Marcal Construction

Contract award for the remodel construction of Fire Station No. 1 was approved at the February 2, 1994, meeting.

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

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

AWARD OF CONTRACT - CONSTRUCTION OF A 4,950 SQUARE FOOT SHOP/GARAGE ADDITION TO THE PERSIGO WASTEWATER TREATMENT PLANT - FRANCES CONSTRUCTORS - \$316,000.00

The following bids were received:

Contractor

Bid

Ford Construction \$312,484.00
Frances Constructors \$323,000.00* (\$316,000 contract)
G.A. Western Construction Co. \$343,000.00

R.W. Jones Construction	\$344,160.00
Classic Constructors	\$346,700.00
Marcal Construction	\$355,250.00
Phipps-Newell Construction	\$373,000.00
*recommended award	

City Council Minutes

-4-

March 2, 1994

Architect's estimate: \$316,000.00

Ford Construction's bid has been rejected as non-responsive.

Upon motion by Councilmember Maupin, seconded by Councilmember Mantlo and carried, the Contract for construction of a 4950 square foot Shop/Garage Addition to the Persigo Wastewater Treatment Plant was awarded to Frances Constructors in the amount of \$316,000.00, with the minor adjustment in the bid irregularity (the subcontractors list was filed ten minutes late).

City Manager Mark Achen stated that the two low bidders both had irregularities in their bids. The City Council determined that the Ford Construction bid had irregularities disqualifying the bid as they never provided qualifications for the job, and were three days late in providing subcontractor information. Frances Constructors had a minor irregularity where it provided the subcontractor information within a matter of minutes after the deadline, rather than days.

PUBLIC HEARING - NICHOLS ANNEXATION - ORDINANCE NO. 2730 ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO, APPROXIMATELY .2758 ACRES LOCATED AT 575 29 ROAD - ORDINANCE NO. 2731 ZONING THE NICHOLS ANNEXATION RSF-4

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Baughman, seconded by Councilmember Bessinger and carried by roll call vote, Ordinances No. 2730 and No. 2731 were adopted, and ordered published.

PUBLIC HEARING - PATTERSON ROAD ENCLAVE ANNEXATION - ORDINANCE NO. 2732 ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION - APPROXIMATELY 4.77 ACRES LOCATED NORTH OF PATTERSON ROAD AND WEST OF 25 ROAD - ORDINANCE NO. 2733 ZONING THE PATTERSON ROAD ENCLAVE TO PB

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Afman, seconded by Councilmember Baughman and carried by roll call vote, Ordinances No. 2732 and No. 2733 were adopted, and ordered published.

PUBLIC HEARING - ORDINANCE NO. 2734 ANNEXING TERRITORY TO THE CITY

**OF GRAND JUNCTION, COLORADO - CLIMAX MILL SITE - APPROXIMATELY
99.38 ACRES LOCATED SOUTH OF KIMBALL AVENUE BETWEEN 9TH AND 15TH
STREETS - HEARING CONTINUED TO APRIL 6, 1994 CITY COUNCIL MEETING**

It was moved by Councilmember Bessinger and seconded by Councilmember Mantlo that the hearing on Ordinance No. 2734 be continued until 7:30 p.m., April 6, 1994, and that the City immediately rescind the City's land use jurisdiction authority for said area to be annexed, EXCEPT that the City's land use jurisdiction authority

City Council Minutes

-5-

March 2, 1994

shall be retained for the two parcels whose legal descriptions are attached hereto as Attachment A. (See attached)

The motion passed unanimously.

PUBLIC HEARING - ORDINANCE NO. 2735 ZONING BLUFFS WEST ANNEXATION

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Mantlo, seconded by Councilmember Bessinger and carried by roll call vote, Ordinance No. 2735 was adopted, and ordered published.

**PUBLIC HEARING - ORDINANCE NO. 2736 VACATING EASEMENTS ON LOT 3,
BLOCK 2, FILING 2, PTARMIGAN RIDGE SUBDIVISION**

A hearing was held after proper notice. Kristen Ashbeck, Community Development Department, explained that last fall Council approved an ordinance which vacated a portion of Ptarmigan Court South. At that time the developer's intent was to vacate these easements as well. Because the easements were not clearly described on the documents that the developer provided, it was left out of the ordinance that was approved at that time. Staff is now going back to clear those encumbrances on the property.

There were no other comments. Upon motion by Councilmember Baughman, seconded by Councilmember Bessinger and carried by roll call vote, Ordinance No. 2736 was adopted, and ordered published.

**PUBLIC HEARING - ORDINANCE NO. 2737 REZONING LAND LOCATED AT 1525
N. FIRST STREET FROM NEIGHBORHOOD CONVENIENCE BUSINESS (B-2) TO
PLANNED BUSINESS (PB)**

A hearing was held after proper notice. Kristen Ashbeck, Community Development Department, stated that City Market is zoned B-2 but there are distance requirements to be met before properties in the same vicinity can be zoned B-2. Therefore, Staff is recommending that 1525 N. First Street be zoned PB. Re-Max Real Estate offices are also zoned PB.

There were no other comments. Upon motion by Councilmember Maupin, seconded by Councilmember Mantlo and carried, Ordinance No. 2737 was adopted, and ordered published.

ADJOURNMENT

Upon motion by Councilmember Bessinger, seconded by Councilmember Mantlo and carried, the meeting was adjourned at 7:46 p.m.

Stephanie Nye, CMC
City Clerk