

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

**December 7, 1994**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 7th day of December, 1994, at 7:39 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Bill Bessinger, Ron Maupin, John Tomlinson and President of the Council Pro Tem Reford Theobold. President of the Council R. T. Mantlo was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Pro Tem Theobold called the meeting to order and Councilmember Baughman led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Clyde Daniel, Emmanuel Baptist Church.

**PROCLAMATION DECLARING DECEMBER 5-11, 1994, AS "PALISADE BULLDOGS FOOTBALL WEEK" IN THE CITY OF GRAND JUNCTION**

**PROCLAMATION SUPPORTING THE GRAND JUNCTION TIGERS FOOTBALL TEAM**

**PRESIDENT OF THE COUNCIL R.T. MANTLO IN HOSPITAL**

President of the Council Pro Tem Theobold announced that President of the Council R. T. Mantlo is in the hospital with pneumonia. He is doing better, and expects to be home by the end of the week.

**CONSENT ITEMS**

Upon motion by Councilmember Maupin, seconded by Councilmember Bessinger and carried by roll call, the following Consent Items 1-16 were approved:

1. **Approving** the minutes of the Regular Meeting November 16, 1994
2. **Approving** an Amendment to Section 8 of The Metropolitan Planning Organization Contract

The Metropolitan Planning Organization has been presented with a contract amendment by the State of Colorado. The contract amendment will modify the Section 8 Contract the City of Grand Junction and Mesa County executed earlier this year. This amendment will not affect the time or financial provisions of the original agreement. It does add language required by the Federal Transportation Administration regarding patent rights, copyrights, civil rights and privacy rights. All of these provisions are required by the FTA but were not included in the original contract. It is necessary to concur with this proposed amendment in order to access the

grant monies involved, \$18,976.

3. **Approving** a Sole Source Purchase of Materials and Technical Assistance for Installation of Sanitaire Fine Bubble Membrane Disc Aeration Systems at the Persigo Wastewater Treatment Plant  
Recommended Award: Water Pollution Control Corporation (WPCC) in the amount of \$82,200

In the past two years bids were awarded to WPCC for aeration systems and aerobic digesters at Persigo. Given the results of the two previous bids, and the City's complete satisfaction with the vendor and system materials, Staff recommends a sole source purchase from WPCC.

4. **Approving** the Purchase of a Double Drum Vibratory Roller to Replace the 1983 Mauldin Roller  
Recommended Award: Century Equipment in the amount of \$23,904

The following bids were received on November 29, 1994:

	<u>Gross</u>	<u>Trade-in</u>	<u>Net Bid</u>
Century Equipment	\$27,904	\$4,000	\$23,904*
Faris Machinery	26,270	750	25,520
MacDonald Equipment	30,595	2,500	28,095

\* recommended award

5. **Accepting** Cost Proposal to Perform Architectural Services Required for the Restoration of the Grand Union Depot Building Recommended Award: Chamberlin Architects in the Amount of \$33,166.66

In June, 1993, the State of Colorado Department of Transportation approved design services for exterior repair of the Grand Union Depot building, and issued grant monies in the amount of \$35,000 for design services, materials and labor to stabilize the building's tile roof. To date, \$5,833.34 has been spent in fees and replacement tile purchases.

At the City's request, CDOT has approved the use of the remaining grant funds (\$29,166.66) to finance the design services required for renovation of the entire building. An additional \$4,000 has been donated by the Save the Depot Committee making the available funds \$33,166.66.

6. **Authorizing** the Purchase of a Replacement Leaf Loader  
Recommended Award: MacDonald Equipment Company in the Amount

of \$26,491.00

Bid invitations were mailed to five dealers. One bid was received from MacDonal Equipment Company of Commerce City for a 1994 Tarco TTL-4-88 Leaf Loader for \$26,491 (includes \$1,500 trade allowance).

7. **\* Resolution No. 111-94** - A Resolution Authorizing a Contract for Audit Services between the City of Grand Junction and Chadwick, Steinkirchner, Davis and Co., P.C. in the Amount of \$22,000

Since quality of audit services is extremely important to the City, 75% of the rating of the eight proposals was based on technical ability. Three firms received on average a score of 70 which is very good. The proposals ranged from \$22,000 to \$160,000. Chadwick, Steinkirchner, Davis and Co. were rated second technically by a slim margin, but with the lowest fee clearly received the highest overall score by our three staff CPA evaluators.

8. **\* Resolution No. 112-94** - A Resolution Concerning the Issuance of a Revocable Permit to Koch Materials Company, Inc.  
[File #145-94]

A resolution authorizing the issuance of a Revocable Permit to allow landscaping in the public right-of-way for C 3/4 Road adjacent to the property at 202 4th Avenue.

9. **\* Resolution No. 113-94** - A Resolution Authorizing a 6-Month Lease of City Property at 1140 South 5th Street to High Country Gas and Supply

The proposed lease terms are triple net with the tenant paying for all utilities, property taxes, building maintenance and general liability insurance. The proposed rental fee is \$325 per month.

10. **\* Resolution No. 114-94** - A Resolution Accepting a Grant for Federal-Aid Off-System Funding for Hazard Elimination Project SHO M555-004 - Signal Upgrade on Highway I-70 Business Loop, Ute Ave. and Pitkin Ave. at 4th St., 5th St. and 7th St. in Grand Junction

The Colorado Department of Transportation manages federal ISTEA grants and requires a formal resolution from the City Council accepting the terms of the Ute/Pitkin Traffic Signal Replacement grant for replacement of deficient traffic

signals on Ute and Pitkin Avenues.

11. **Approving** Change Order No. 2 to the 1994 Fire Protection Upgrades Project in the Amount of \$15,900.88

Due to an overrun in the amount of asphalt that needed to be replaced, additional work items and quantity adjustments, the contract amount for the 1994 Fire Protection Upgrades and Bluegill Drive Water Line Replacement Project needs to be increased to cover the work performed.

12. **Approving** Change Order No. 1 to the Contract for the 1994 Alley Improvement District in the Amount of \$13,793.90  
This change order includes payment for extra work required during replacement of sanitary sewer lines in three alleys and final adjustment of quantities in the project pay items.

13. **Authorizing** a Contingency Expenditure not to exceed \$15,000 for the Repair of the Large Wooden Door that Divides the Large Portion of Two Rivers Convention Center

The door that divides the large hall at Two Rivers is broken. The door is actually two parts which are designed to close together with an air space in between to deaden the sound. Overhead Door Company has determined the door is beyond their repair capability and the manufacturer, Cookson Door, has been contacted to determine the parts needed for repair. Once the parts are received, Cookson will send their representative to do the repairs.

14. **Approving** the 1995 Grand Junction Rural Fire Protection District Service Delivery Contract

This contract frames an agreement between the City of Grand Junction and the Grand Junction Rural Fire Protection District for delivery of fire suppression, code enforcement and emergency medical response services. The Grand Junction Fire Department extends services under the agreement to the Grand Junction Rural Fire District.

15. **Approving** the Intergovernmental Agreement between the City of Grand Junction and Mesa County to Provide Designated Emergency Response Authority (D.E.R.A.) and Superfund Amendment Reauthorization Act (S.A.R.A.) to Areas Outside of the City of Grand Junction for 1995

The D.E.R.A. program deals with hazardous materials that have been accidentally released. The S.A.R.A. program deals with hazardous materials in manufacturing, transportation and

storage in controlled environments.

16. **\* Resolution No. 115-94** - A Resolution of the City Council of the City of Grand Junction Giving Notice that a Tract of Land Known as the Blue Heron Enclave Located at River Road Between 24 Road and 24 3/4 Road and South to the Colorado River Consisting of Approximately 140 Acres will be Considered for Annexation to the City

The Blue Heron Enclave is located along River Road, between 24 Road and 24 3/4 Road and south to the Colorado River. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

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

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

**PUBLIC HEARING - VILLA CORONADO ANNEXATIONS #1, #2 & #3 - RESOLUTION NO. 116-94 ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTIES KNOWN AS VILLA CORONADO ANNEXATIONS #1, #2, AND #3 ARE ELIGIBLE FOR ANNEXATION - PROPOSED ORDINANCE ANNEXING TERRITORY IN A SERIES TO THE CITY OF GRAND JUNCTION, COLORADO, APPROXIMATELY 26.37 ACRES**

All four property owners of Lots 1 through 4 of the Villa Coronado Subdivision have requested annexation into the City of Grand Junction. They have all signed Powers of Attorney for annexation within the last week. The Petition for Annexation is now before Council for acceptance and the annexation ordinance is before Council for first reading.

A hearing was held after proper notice. There was no one present speaking for or against this item. Upon motion by Councilmember Maupin, seconded by Councilmember Afman and carried by roll call vote with Councilmembers **BAUGHMAN** and **BESSINGER** voting **NO**, Resolution No. 116-94 was adopted and the proposed ordinance was passed for publication. The second reading of the proposed ordinance will be scheduled for May 17, 1995.

**PUBLIC HEARING - ORDINANCE NO. 2790 - THE ANNUAL APPROPRIATION ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, THE RIDGES METROPOLITAN DISTRICT, AND THE GRAND JUNCTION WEST WATER AND SANITATION DISTRICT, FOR THE YEAR BEGINNING JANUARY 1, 1995 AND ENDING DECEMBER 31, 1995**

The appropriations requests are the result of the budget preparation and reviews over the last two months as presented and

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reviewed by city management and the City Council.

A hearing was held after proper notice. There were no comments. Upon motion by Councilmember Maupin, seconded by Councilmember Tomlinson and carried by roll call vote with Councilmember **BAUGHMAN** voting **NO**, Ordinance No. 2790 was adopted.

**ADJOURNMENT**

Upon motion by Councilmember Bessinger, seconded by Councilmember Maupin and carried, the meeting adjourned at 7:50 p.m.

Stephanie Nye, CMC  
City Clerk