

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

**January 18, 1995**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 18th day of January, 1995, at 7:34 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Bill Bessinger, Reford Theobold, John Tomlinson and President of the Council R.T. Mantlo. Councilmember Ron Maupin was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Mantlo called the meeting to order and led in the Pledge of Allegiance. The audience remained standing during the invocation by Charley Hill, Valley Bible Church.

**PRESENTATION OF APPRECIATION AWARD TO LIEUTENANT RUSTY CALLOW -  
PRESENTED BY TOWN OF PALISADE**

Palisade's Manager Larry Clever and Councilman Richard Mathews presented an appreciation plaque to Lieutenant Rusty Callow for serving the Town of Palisade as Police Chief during an interim period in 1994. Lieutenant Callow's wife and children were also introduced to Council.

**APPOINTMENTS TO THE VISITOR & CONVENTION BUREAU BOARD OF DIRECTORS**

Upon motion by Councilmember Afman, seconded by Councilmember Theobold and carried, Brad Higginbotham and Daniel Sharp were appointed to the Visitor & Convention Bureau Board of Directors.

**CONSENT ITEMS**

Item 15 was removed from the Consent Calendar for discussion. Upon motion by Councilmember Bessinger, seconded by Councilmember Tomlinson and carried by roll call vote, with Councilmember **BAUGHMAN** voting **NO** on Item 7, and Councilmember **BESSINGER** voting **NO** on Items 10 and 11, the following Consent Items 1-14 were approved:

1. **Approving** the minutes of the Regular Meeting January 4, 1995
2. **Authorizing** Sole Source Purchase of Fleet Management Software from CCG Systems, Inc., in the Amount of \$27,725

The proposed software would replace the City's present fleet management software, which was purchased in 1986. The Equipment Division has exceeded the capacity of the present system and continued use would require purchasing an upgrade. The proposed system would add considerable resources in managing

the City's Equipment Fund, whereas an upgrade of the existing system would be limited.

- 3. **Award of Bid** for the Purchase of Traffic Signal Installation Equipment and Four Signal Poles to be Installed at 15th and Patterson -  
Recommended Award: Gades Sales Co. - \$17,101.34 and M/H Lighting - \$16,160.00 - Total Bid - \$33,261.34

Bids were opened January 4, 1995. One bid each was received for signal equipment and signal poles; Gades Sales Co. bid \$17,101.34 for traffic signal equipment while M/H Lighting bid \$16,160.00 for four signal poles to be installed at 15th and Patterson. Total award is \$33,261.34.

- 4. **Award of Bid** for the Purchase of a Replacement Trailer-Mounted Thermo-plastic Pavement Marking Applicator Unit -  
Recommended Award: Trantex, Inc. - \$17,570.00

Bids were opened December 28, 1994. A trade-in allowance was requested for a 1990 LDI Thermo Kit. The following bids were received:

	<u>Gross</u>	<u>Trade-in</u>	<u>Net Bid</u>
Trantex, Inc.	\$20,320	\$2,750	\$17,570*
Pave-mark Corp.	\$25,025	\$ 200	\$24,825
Morton Traffic	\$29,742	\$ 500	\$29,242

\* recommended award

- 5. **Award of Bid** for the Purchase of a Trailer-Mounted Wood Chipper - Recommended Award: Bandit Industries - \$19,333

The following bids were opened December 21, 1994:

Bandit Industries, Remus, Michigan	\$19,333*
E-Z Beaver Co., Winn, Michigan	\$22,937

\* recommended award

- 6. **\* Resolution No. 7-95** - A Resolution Establishing Polling Places for the April 4, 1995 Municipal Election

For the April 4, 1995 election, it is recommended that the following polling places be designated: Orchard Mesa Middle School, Girl Scouts Chipeta Council building, Mesa View

Retirement Center, Northeast Christian Church, the Visitor Center and Lincoln Park Elementary School.

7. **Proposed Ordinance** - An Ordinance Adopting the 1994 Editions of the Uniform Fire Code and Fire Code Standards Prescribing Regulations Governing Conditions Hazardous to Life and Property from Fire or Explosion; Operations; Amending Certain Provisions in the Adopted Codes; Amending All Ordinances in Conflict or Inconsistent Herewith; and Providing a Penalty for Violation of Any Provision of Said Codes

The Uniform Fire Code regulates processes and storage of materials which would reasonably contribute to fire causes. The Code further stipulates requirements that protect people from fire. The City has adopted previous versions of the Code in years past. The 1991 version of the Code is currently in effect. The 1994 version includes a minimum number of substantive changes. Most of the differences between the two versions are editorial in nature, making the Code easier to read and apply.

a. First Reading of Proposed Ordinance

8. **Proposed Ordinance** - An Ordinance Regulating Construction, Alteration, Repair, Occupancy, and Other Activities and Standards Concerning Buildings and Structures; and Adopting by Reference the Uniform Building Code, 1994 Edition; the National Electrical Code as Promulgated by the National Fire Protection Association and as Adopted by the State of Colorado; the Uniform Plumbing Code, 1994 Edition, the Uniform Mechanical Code, 1994 Edition; the Uniform Code for the Abatement of Dangerous Buildings, 1994 Edition; Amending Certain Provisions in the Adopted Codes; Amending All Ordinances in Conflict or Inconsistent Herewith; and Providing a Penalty for Violation of Any Provision of Said Codes

The Uniform Codes regulate the construction, remodel and addition of residential and commercial structures. The Codes further stipulate requirements that protect people from built in hazards and other undesirable conditions. Enforcement of these codes is carried out by Mesa County. The City has adopted previous versions of the Codes in years past. The 1988 version of the Codes is currently in effect. The 1994 version includes a minimum number of substantive changes. Most of the differences between the two versions are editorial in nature, making the Codes easier to read and

apply.

a. First Reading of Proposed Ordinance

9. **Proposed Ordinance** - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Blue Heron Enclave Annexation, Approximately 112 Acres Located on River Road between 24 Road and 24 3/4 Road and South to the Colorado River [File #206-94]

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.

a. First Reading of Proposed Ordinance

10. **Proposed Ordinance** - An Ordinance Rezoning Land Between Rice and Spruce Streets and Highway 340 and West Main Street from I-1 (Light Industrial) to PZ (Public Zone) [File #216-94]

Mesa County is proposing a rezone for their property east of the Justice Center on Rice Street from I-1 (Light Industrial) to PZ to allow for office uses.

a. First Reading of Proposed Ordinance

11. **Proposed Ordinance** - An Ordinance Vacating a Portion of Rice Street between White Avenue and Main Street and a Portion of Rood Avenue between Rice and Spruce Streets [File #216-94]

The County is also requesting the vacation of Rice Street between White Avenue and West Main Street and the vacation of Rood Avenue between Spruce and Rice Streets.

a. First Reading of Proposed Ordinance

12. **Proposed Ordinance** - An Ordinance Amending Section 5-4-6 A. and F. of the Zoning and Development Code Concerning Open Space Fees [File #1-94(Z)]

The Zoning and Development Code (ZDC) presently requires the payment of parks/open space fees for certain types of development reviews such as rezones, planned developments, conditional uses, and special uses and for both minor and major subdivisions.

It is apparent that parks/open space fees are not justified for some types of minor developments. Although a more thorough analysis of open space fees is needed and intended, a code amendment is needed at this time to eliminate the parks/open space fee for change of use or special use permit situations.

a. First Reading of Proposed Ordinance

13. **\* Resolution No. 8-95** - A Resolution of the City Council of the City of Grand Junction Giving Notice that a Tract of Land Known as the Interstate Addition Enclave Located East of 23 Road and North of G Road, Consisting of Approximately 11 Acres, will be Considered for Annexation to the City [File #ANX-95-12]

The Interstate Addition Enclave is located along the east side of 23 Road at a point where G-1/4 Road would be. This area is totally surrounded by the City limits and is eligible for annexation under State Statutes.

14. **Approving** an Emergency Change Order for Replacement of Water Line in Teller Avenue, 7th Street to 9th Street, with Parkerson Construction Co., in the Approximate Amount of \$40,000

Over the last eight years the 6" cast iron water line located on Teller Avenue between 7th Street and 9th Street, approximately 900 feet, has had to be repaired 19 times. Eleven of those repairs have come within the last three years with five breaks being recorded within the last month. Pipe taken out of the ground during the last series of breaks was in extremely poor condition. Parkerson Construction is presently under contract with the City to replace sewer lines within the collection system and have agreed to work with the City in replacing the water lines.

15. **Authorizing** the City Manager to Sign a Letter of Intent to Lease a One-Half Acre Translator Site on Somerville Ranch to KRMA Public Television - **REMOVED FROM CONSENT CALENDAR FOR FULL DISCUSSION**

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

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

**AUTHORIZING THE CITY MANAGER TO SIGN A LETTER OF INTENT TO LEASE A ONE-HALF ACRE TRANSLATOR SITE ON SOMERVILLE RANCH TO KRMA PUBLIC TELEVISION**

Denver Public TV plans to microwave their signal to a Grand Mesa antenna for distribution in the Grand Valley. Currently Mesa County pays \$15,000 to provide this channel locally via translator. The direct broadcast will increase coverage to the Utah border, will improve the quality of coverage and will eliminate the translator cost for this channel.

Mr. Tim Woodmansee, City Property Agent, stated that the KRMA Council for Public Television proposes direct broadcast to the Grand Valley. In doing so, they would like to site a tower and an antenna with an equipment building on the City property known as the Somerville Ranch, right on the western rim of the Grand Mesa so they have broadcast capabilities to the Grand Valley and parts of the State of Utah. The tower would be located adjacent to an existing tower which is leased by Pikes Peak Broadcasting (KJCT-TV). They are requesting a Letter of Intent from the City of Grand Junction stating that KRMA could lease this property, and submit the Letter of Intent with a grant application to the U.S. Department of Commerce for 50% funding for the construction of the facility.

Mr. Woodmansee continued that the Letter of Intent would also look at the possibility of mounting KRMA's antenna on the existing KJCT tower if it is structurally sound, to avoid putting another tower on the rim of the Grand Mesa. If they cannot do that, the City will ask KRMA to design and construct their new tower so that it will support additional antennae so that when other requests are received from other broadcasters, the City could require them to put their antenna on this tower, and lease the space resulting in the City enjoying the revenues. Mr. Woodmansee stated that Mr. Bud Raff, the Engineering Director for KRMA, said that all of the stipulations in the Letter of Intent were acceptable to him. The City's intent is to minimize the number of towers on the rim of Grand Mesa. The Letter of Intent endorses the concept, the work, and favors the project.

City Attorney Dan Wilson explained that the Letter of Intent lists both goals (the first tower and the second tower with leases and revenue). The Letter of Intent is distinguished from the Lease which is the next step. The endorsement of the concept was written thinking that the people who will be evaluating the grant application would want to know that the City likes the idea. It

could be interpreted that it was likely that the final Lease would be negotiated.

Mr. Woodmansee stated that the deadline for submitting the application to the Department of Commerce of February 5, 1995.

Ms. Peggy Foster, KRMA board member, stated that KRMA will provide service to the underserved users in the Grand Valley. She stated that 61% of the residents in the Valley have cable television, while 39% do not. Those that do not have cable will now have access to a public television station. She felt this is a very important reason for the grant application.

Mr. Bill Cleary said that he was formerly on the KRMA board in Denver. He has been asked to be a co-chairman on the Steering Committee. He added that this would be a television station in Grand Junction, not just on the Grand Mesa. There would be a studio facility possibly at Mesa State College. The two-way system would be installed by way of microwave and would bring all of the programming that is presently on Channel 6. Also, the one coming west and going east could provide for an interactive television (tele-conferencing), and could be a benefit to the business community in Mesa County.

Mr. Mike Serra, Facilities Manager for Mesa County, runs the TV translator system. He feels this is a good idea if it will improve service for the Grand Valley. He feels it may reduce the County's operating costs, and encouraged Council to take favorable action tonight.

Upon motion by Councilmember Tomlinson, seconded by Councilmember Bessinger and carried with Councilmember **AFMAN** voting **NO**, the City Manager was authorized to sign the Letter of Intent with KRMA Public Television.

**REQUEST FOR A \$15,000 CONTRIBUTION FROM THE CITY FOR THE WESTERN COLORADO BUSINESS DEVELOPMENT CORPORATION'S 1995 OPERATIONS**

Thea Chase Nason, Executive Director, will request a \$15,000 contribution from the City for the Western Colorado Business Development Corporation's 1995 operations. This is similar to the \$10,000 donation the City granted for their 1994 services and operations.

Ms. Nason introduced John Bacheldor, Chairman of the Board of Directors. Ms. Nason requested a donation of \$15,000 from the City to help the Western Colorado Business Development Corporation

assist the small business community. She touched briefly on the programs:

1. Incubator Program - This program was established in 1986. It is located at 304 W. Main Street, in a 40,000 square foot building owned by Mesa County. There are currently 20 tenants in the building involved in light manufacturing to service and distribution companies.
2. The Small Business Development Center Program - This program was established in 1993. The SBDC is a program that is partially sponsored by the Small Business Administration, but requires matched funding in the amount of a 1 to 1 match. The Center provides free one on one counseling to small businesses in Mesa County. It serves a lot of start up businesses as well as existing businesses in the community. It also provides monthly training programs.
3. Revolving Loan Fund Program - The City has been involved in the past with the RLLP by sponsoring one of the grants. The program is connected with jobs creation and retention in the County. Approximately \$1.2 million has been lent out in the community. As it is repaid, it gets re-lent to businesses in the community. Approximately \$400,000 is currently available for loans.

Ms. Nason continued that in 1994, 865 counseling sessions were conducted, amounting to a 45% increase over 1993. In 1994, 25 training seminars were conducted, which is a 48% increase over 1993. Participation in those seminars increased by 35%. There are 54 training seminars on the calendar for 1995. For the Revolving Loan Fund, 14 new loans were made for approximately \$450,000. The jobs creation requirements for the Revolving Loan Fund is about \$8,000 per job. In 1994, \$436,881 was loaned, which resulted in the creation of 72 new jobs in this community. Since the inception of this Fund, it has created 653 new jobs.

The Incubator Program has had 50 businesses since its inception, and 8 have gone out of business, which translates to a success rate of 84%. Ms. Nason feels it is important that the community be aware that they exist so they can take advantage of the services they offer. She plans to conduct a survey to determine what services are not being provided that can be provided by her organization or others in the area. In order to continue the vital services that the Western Colorado Business Development Corporation provides, she requested that the City support its request for \$15,000 for operating expenses for 1995. She stated



that Mesa County has approved a \$15,000 contribution for 1995.

In response to questions of Council, Ms. Nason stated that the increased contribution request from \$10,000 to \$15,000 is due to the fact that the demand for services has increased. The amount requested from the SBA has also been increased, which must be matched one to one. The Revolving Loan Fund has been able to contribute towards the operation in the past, but this year will be able to support itself only.

Upon motion by Councilmember Afman, seconded by Councilmember Tomlinson and carried with Councilmember **BAUGHMAN** voting **NO**, the request for a \$15,000 contribution to the Western Colorado Business Development Corporation by the City was approved.

City Manager Mark Achen stated that last year's contribution was taken from the Economic Development Reserves. This year's contribution will also be funded from those reserves.

**CITY ENTRY SIGNS - WELCOME TO GRAND JUNCTION**

Councilmember Afman asked if Council had taken note of the very nice City entry signs that have been produced by the Public Works Sign Department. They look really good. The signs were produced through a combined effort with the State Highway Department.

**OTHER BUSINESS**

Ms. Joann Foss, 532 Sara Lane, Clifton, stated that she has heard that Premier Ambulance employees will get first priority on the 6 positions available when the City takes over the business. She feels that is not fair, that they should be required to apply for the positions just as any other citizen would, with no preferential consideration on the part of the City.

City Manager Mark Achen stated that the proposal has not been presented to Council yet, or approved. The proposal is going into reconsideration, and some additional work will be performed before it is actually brought back to City Council. Chief Thompson is departing the City soon. Such questions as raised by Ms. Foss are being examined, as well as others. The concept was a joint venture rather than the City buying a company. He feels it will be some time before the matter actually comes before the City Council for consideration. The issue is on the table and being discussed by the City Staff, Premier Ambulance and the health providers in the community. He did not expect the issue to be

resolved, or the possibility of jobs to be available in the near future.

**ADJOURNMENT**

President of the Council Mantlo adjourned the meeting into executive session at 8:16 p.m. to discuss pending litigation on County vs. City, and Orchard Mesa Sanitation District vs. City.

Stephanie Nye, CMC  
City Clerk