

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

April 19, 1995

The City Council of the City of Grand Junction, Colorado, convened into regular session the 19th day of April, 1995, at 7:34 p.m. in the City/County Auditorium at City Hall. Those present were Linda Afman, Jim Baughman, Ron Maupin, Reford Theobold, John Tomlinson and President of the Council R.T. Mantlo. Bill Bessinger 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 Councilmember Theobold led in the Pledge of Allegiance. The audience remained standing during the invocation by Sister Kathy Lentsch, Newman Center.

PRESENTATION OF SERVICE APPRECIATION PLAQUES TO CITY COUNCILMEMBERS BILL BESSINGER AND JOHN TOMLINSON

President of the Council Mantlo presented a service appreciation plaque to John Tomlinson, Councilmember, District D, for his service on City Council. Councilmember Bessinger, City at Large, was absent. His service plaque will be mailed to him.

PROCLAMATION DECLARING SATURDAY, MAY 13, 1995, AS "GRAND JUNCTION LETTER CARRIERS STOCK THE COMMUNITY FOOD BANKS DAY"

PROCLAMATION DECLARING APRIL 23-29, 1995, AS "CRIME VICTIMS' RIGHTS WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING APRIL 25, 1995, AS "NATIONAL DAY OF SERVICE" IN THE CITY OF GRAND JUNCTION

CONSENT ITEMS

Councilmember Baughman requested that Consent Item 3 be removed from the Consent agenda for full discussion.

Upon motion by Councilmember Maupin, seconded by Councilmember Afman and carried by roll call vote with Councilmember **BAUGHMAN** voting **NO** on Items 2 and 5, and Item 3 being removed for full discussion, the following Consent Items 1 and 2 and 4-19 were approved:

1. **Award of Contract** - Construction of Concrete Baffle Walls for the Contact Basins at the City Water Treatment Plant
Recommended Award: Fred Cunningham Construction - \$68,500

The following bids were received on April 12, 1995:

Fred Cunningham	\$ 68,500
R.M.B. Construction	\$ 75,571
Mays Concrete	\$ 81,312
R. W. Jones	\$124,214
CAS Construction	\$164,422

Budgeted Amount \$ 45,000

2. **Authorization** of a Transfer from the General Fund Contingency to the Capital Improvement Fund in the Amount of \$79,000 for Remodeling of the C.D. Smith Building for Additional Office Space for Non-Profit Organizations

In the spring of 1994, the City Council and individuals in the community developed the concept plan to co-locate certain nonprofit/cultural organizations in the C.D. Smith Building at 233 South 5th Street. A portion of that project has been accomplished but the total project has not been completed. The proposed remodel is needed to complete the plan to accommodate additional nonprofits, conference space, plus visitor information and ADA restroom and ramp as discussed.

3. **Award of Contract** - Design Services to Develop Approximately Half of the 103 Acre Park Site at 24 and G Roads
Recommended Award: Winston Associates, Inc. - \$487,800
REMOVED FOR FULL DISCUSSION

4. *** Resolution No. 41-95** - A Resolution Concerning the Granting of Three (3) Non-Exclusive Utilities Easements across the Columbine Park Property

The Public Service Company of Colorado and U.S. West Communications are converting electric and telephone facilities from overhead to underground in conjunction with the 28 1/4 Road Improvement Project. Both utilities need to extend their conversions across the southern and northern boundaries of Columbine Park to complete loop feeds and enhance reliability to their customers.

5. *** Resolution No. 42-95** - A Resolution Authorizing the Purchase by the City of Grand Junction, Colorado, of Certain Real Property; Ratifying Actions Heretofore Taken in Connection Therewith

The City has entered into a contract to purchase the property

at 1222 South 5th Street for \$37,500. The City's obligation to proceed under the terms of the contract is contingent upon the consent and approval of the Council by April 19, 1995.

6. *** Resolution No. 43-95** - A Resolution Amending the Width of an Easement for the Kannah Creek Flowline across the Proposed Cottonwood Heights Subdivision Property Located on East Orchard Mesa

The proposed Cottonwood Heights Subdivision, owned by James and Suzanne Hudson, is encumbered by an easement the City acquired in 1911 for the Kannah Creek flowline. The 1911 easement does not contain a description of the width of the easement and therefore burdens the entire property. The Hudsons have asked the City to define a new 25-foot wide easement to accommodate the layout of the proposed subdivision.

7. **Proposed Ordinance** - An Ordinance Amending the Code of Ordinances, Section 16-26, Definitions, and Section 16-27, Duties of Property Owner and Lessee; Unlawful Accumulations; Inspections

This amendment would add the noxious weed "Purple Loosetrife" to the list of undesirable weeds in the City limits. It would create an exemption for areas actively being used for agricultural purposes from maintaining the area between fencelines and the centerline of rights-of-way free of only the designated noxious weeds.

- a. First Reading of Proposed Ordinance

8. **Proposed Ordinance** - An Ordinance Rezoning Michaela's Village Subdivision from PR-4.1 to PR-4.7 [File #FPP 94-135]

Michaela's Village was granted final plan/plat for a 38-lot subdivision on a parcel containing 8.24 acres at the April 4, 1995 Planning Commission meeting. This site is presently zoned PR 4.1. Because the actual density proposed with this subdivision is nearly 4.7 units per acre, a rezone to PR 4.7 is requested. A rezone was considered by the Planning Commission and was recommended for approval in conjunction with the final plan/plat.

- a. First Reading of Proposed Ordinance

9. **Proposed Ordinance** - An Ordinance Amending Sections 4-2-1 through 4-2-19 of the Zoning & Development Code Regarding Organization of Bulk Requirements within Zone Districts [File #TAC 95-1.1]

A request to amend Sections 4-2-1 through 4-2-19 of the Zoning and Development Code to remove minimum lot area, maximum dwelling units per acre, landscape requirements, and use limitations from the category of "Bulk Requirements" and list these items as separate standards within each zone district.

a. First Reading of Proposed Ordinance

10. *** Resolution No. 44-95** - A Resolution Authorizing Historic Designation of the Emerson School in the City Register of Historic Sites, Structures and Districts

Mesa County Valley School District 51 is requesting that the Emerson School be designated as a historic building in the City Register of Historic Sites, Structures and Districts.

11. **Proposed Ordinances** - Black-Eyed Pea Restaurant Located on the Northwest Corner of 2nd Street and Grand Avenue [RZV 95-28]

Request for a rezone from RMF-64, C-1 and C-2 to B-3 and P (Parking) and vacation of a portion of the east/west alley north of Grand Avenue between 1st and 2nd Streets.

a. **Proposed Ordinance** - An Ordinance Rezoning Land Located on Grand Avenue from C-1 and C-2 to B-3 and Land Located on Ouray Avenue from RMF-64 to P

1. First Reading of Proposed Ordinance

b. **Proposed Ordinance** - An Ordinance Vacating the East 200 Feet of an Alley Right-of-Way in Block 77

1. First Reading of Proposed Ordinance

12. **Proposed Ordinance** - An Ordinance Zoning Interstate Addition Enclave Annexation C-2 [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 currently being annexed into the City. The City is required by State Statute to establish zoning for the annexation.

a. First Reading of Proposed Ordinance

13. **Proposed Ordinance** - An Ordinance Zoning Pomona Park Annexation RSF-R, RSF-2, PZ, PB, PR 4.1, PR 7.8 and PR 9.9 [File #ANX 95-17]

The City has recently approved the annexation of lands north of the City limits known as the Pomona Park Annexation. The City is required by State Statute to establish zoning for the Pomona Park Annexation located generally between 24 3/4 Road and 26 1/2 Road and F 1/4 Road and H 3/4 Road.

a. First Reading of Proposed Ordinance

14. **Proposed Ordinance** - An Ordinance Zoning a Portion of the Pomona Park Annexation, Moonridge Falls Subdivision, to PR-2.3 [File #ANX 95-49]

Zoning property recently annexed to the City of Grand Junction, Moonridge Falls, Planned Residential (PR) with a density not to exceed 2.3 units per acre.

a. First Reading of Proposed Ordinance

15. **Proposed Ordinance** - An Ordinance Zoning a Portion of Pomona Park Annexation, Valley Meadows Subdivision, to PR-2.8 [File #ANX 95-50]

Zoning property recently annexed to the City of Grand Junction, Valley Meadows Subdivision, Planned Residential (PR) with a density not to exceed 2.8 units per acre.

a. First Reading of Proposed Ordinance

Staff Source: Kathy Portner, Community Development Dept.

16. **Proposed Ordinance** - An Ordinance Zoning a Portion of Pomona Park Annexation, Cimarron North Subdivision, to PR-3.7 [File #ANX 95-52]

Zoning property recently annexed to the City of Grand Junction, Cimarron North Subdivision, Planned Residential (PR) with a density not to exceed 3.7 units per acre.

a. First Reading of Proposed Ordinance

17. **Proposed Ordinance** - An Ordinance Zoning a Portion of the Pomona Park Annexation, Kay Subdivision, to PR-3.8 [File #ANX 95-51]

Zoning property recently annexed to the City of Grand Junction, Kay Subdivision, Planned Residential (PR) with a density not to exceed 3.8 units per acre.

a. First Reading of Proposed Ordinance

18. **Proposed Ordinance** - An Ordinance Amending the Zoning & Development Code, Section 4-9-1.A, Non-Conforming Lots [File #TAC 95-1.4]

Amending the Zoning and Development Code to clarify the non-conforming status of lots not meeting the minimum lot size of the zone.

a. First Reading of Proposed Ordinance

19. *** Resolution No. 45-95** - A Resolution Authorizing the City Manager to Sign Two Contracts with Great Outdoors Colorado (GOCO) for the Blue Heron, Phase II Trail, and Columbine Park Playground Equipment and Safety Surface Installation

The City of Grand Junction has been awarded two Great Outdoors Colorado grants. One is in the amount of \$50,000 for the construction of the Blue Heron Trail, Phase II, and the second in the amount of \$35,000 is for playground equipment and safety surface installation at Columbine Park.

PROPOSED ORDINANCES

President of the Council Mantlo announced the hearings on the previously listed proposed ordinances will be conducted on May 3, 1995.

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

AWARD OF CONTRACT - DESIGN SERVICES TO DEVELOP APPROXIMATELY HALF OF THE 103 ACRE PARK SITE AT 24 AND G ROADS - RECOMMENDED AWARD: WINSTON ASSOCIATES, INC. - \$487,800

Staff has negotiated a contract with Winston Associates, Inc., of

Boulder, Colorado. The \$487,800 fee includes a full level of service from pre-design through construction administration. The fee is roughly 9% of the total funds earmarked for project completion.

Councilmember Baughman asked how he can be sure that \$487,000 is the best price for the above professional services. Joe Stevens, Parks & Recreation Director, stated from his past experience with such projects, the larger the size of the project, the lower the percentage of the total project cost for the design work. Mr. Stevens felt the cost is in the medium range for a project of this size. He feels good about the negotiation. Originally the out-of-pocket expenses were over and above the 9% figure. Mr. Stevens stated he has looked at other Colorado communities as far as comparable projects and feels the City is getting good value for its dollar. The Public Works Department has assisted in determining the percentage based on the level of services Winston Associates are providing back to the City. He stated other municipalities do not bid these types of services out. The profession of architectural engineering does not bid projects. The projects are put out on an RFQ, then an RFP, and negotiated from there.

Upon motion by Councilmember Tomlinson, seconded by Councilmember Afman and carried by roll call vote with Councilmember **BAUGHMAN** voting **NO**, the contract for design services to develop approximately half of the 103 acre park site at 24 and G Roads was awarded to Winston Associates, Inc., in the amount of \$487,800.

PUBLIC HEARING - COUNTRY CLUB PARK WEST ANNEXATION - ORDINANCE NO. 2828 ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO - COUNTRY CLUB PARK WEST, APPROXIMATELY 24.14 ACRES LOCATED AT 401 THROUGH 408 DRESSEL DRIVE AND 313 THROUGH 413 COUNTRY CLUB PARK ROAD - PROPOSED ORDINANCE ZONING COUNTRY CLUB PARK WEST ANNEXATION RSF-2 [FILE #ANX 95-31]

Some of the residents of Country Club Park Subdivision and Redlands Club Heights Subdivision have signed annexation petitions to allow for the potential formation of sewer improvement districts for their neighborhood. The Petition for Annexation is now going through the annexation process before City Council. The City is required by State Statute to establish zoning for the Country Club Park West Annexation.

A hearing was held after proper notice. Mr. Dave Thornton, Community Development Department, reviewed this item by stating that a majority of the 27 property owners of the 29 lots which

comprise this annexation actually requested annexation as well as a sewer district to be formed. The two properties that are not included in the sewer district are currently on sewer and have signed Powers of Attorney for annexation. They have been incorporated into this annexation.

Mr. Tom Rooklidge, 317 Country Club Park, stated that after much discussion and deliberation he is now ready for approval of this annexation.

There were no other comments. Upon motion by Councilmember Theobold, seconded by Councilmember Maupin and carried by roll call vote, Ordinance No. 2828 was adopted on second reading and ordered published, and the proposed ordinance zoning Country Club Park Annexation RSF-2 was passed on first reading and ordered published.

RESOLUTION NO. 46-95 ADOPTING THE ORCHARD MESA NEIGHBORHOOD PLAN

The City's Planning Commission adopted the Orchard Mesa Neighborhood Plan jointly with the Mesa County Planning Commission on March 14, 1995. This plan is now being presented to City Council for their adoption.

Councilmember Afman stated that much time and effort has been contributed to this entire plan. Both County Planning and City Planning Commission have reviewed this proposal several times and it has been thoroughly prepared. She recommended that Council adopt this resolution.

Upon motion by Councilmember Theobold, seconded by Councilmember Afman and carried by roll call vote, Resolution No. 46-95 was adopted.

Councilmember Theobold, on behalf of the City Council, expressed gratitude to those members that worked on the Orchard Mesa Neighborhood Plan. Councilmember Afman read off the list of those participants: Vicki Felmlee, Paul Lalina, Gary Crist, Kim Bevens, Jay Crabacker, Bill Elam, Gena Harrison, Penny Heuscher, Ellen Parkinson, Jim Rooks, Ralph DeAndrea, Dick Wood, Ron Malone, Cleo Rooks, Wade Johnson.

PUBLIC HEARING - ORDINANCE NO. 2829 AMENDING THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE, SECTION 5-10-3, SECTION 4-3-4, AND CHAPTER 12 [FILE #TAC 95-1.5]

Amending the Zoning and Development Code to allow the option of

increasing the number of large and small agricultural animals in a RSF-R zone district through a Conditional Use Permit and to expand the definition of "Agricultural Animal" to include additional species at the discretion of the Community Development Director.

A hearing was held after proper notice. This item was reviewed by Dave Thornton, Community Development Department. The animals not listed for allowed use can be applied for under a Conditional Use Permit for approval.

There were no other comments. Upon motion by Councilmember Maupin, seconded by Councilmember Baughman and carried by roll call vote, Ordinance No. 2829 was adopted on second reading, and ordered published.

PUBLIC HEARING - ORDINANCE NO. 2830 APPROVING EXPANSION OF THE BOUNDARIES FOR THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY

The DDA is proposing to expand the Authority's boundaries to include two additional properties adjacent to the current boundaries. The DDA board has reviewed and approved the individual petitions for inclusion. All new inclusions are voluntary, with petitions signed by the property owner.

A hearing was held after proper notice. Barbara Creasman, Downtown Development Authority Director, stated the subject properties are requesting inclusion in the DDA. All inclusions must be voluntary with signatures on a petition. The School District initially supports the Plan of Development for the DDA which listed ways by which properties could be added to the Authority. When the 25-years runs out for the tax increment financing (TIF), the DDA must update its Plan of Development.

There were no other comments. Upon motion by Councilmember Maupin, seconded by Councilmember Baughman and carried by roll call vote, Ordinance No. 2830 was adopted on second reading and ordered published.

PUBLIC HEARING - ORDINANCE NO. 2831 AMENDING THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE, SECTION 4-3-4 AND CHAPTER 12 [FILE #TAC 95-1.3]

Amending the Zoning and Development Code to add "Landscaping Materials" to the category "Nursery/Greenhouse" and to expand the definition of "Nursery/Greenhouse" to include "Landscaping Materials."

A hearing was held after proper notice. Kathy Portner, Community Development Department, was present.

There were no comments. Upon motion by Councilmember Tomlinson, seconded by Councilmember Afman and carried by roll call vote, Ordinance No. 2831 was adopted on second reading and ordered published.

APPEAL OF PLANNING COMMISSION CONDITIONS OF APPROVAL OF NORTH MALL SUBDIVISION [FILE #MS 95-42]

The petitioner appeals two conditions of approval of a Planning Commission decision:

- a. Open space fees. These are assessed at 5% of the fair market value of the unimproved land and is payable at the time of platting.
(Request for Variance for Section 5-4-6)
- b. The requirement of additional turn lanes on Patterson Road to safely serve the site. Improvements made in the public right-of-way can be credited toward the Transportation Capacity Payment (TCP)
(Request for Variance for Section 5-4-10)

A hearing was held after proper notice. Kathy Portner, Community Development Department, reviewed this item stating this proposal is a replat of one 6-1/2 acre lot of the Fisher Commercial Subdivision into five commercial lots. The Planning Commission approved the replat on April 4, 1995 with two conditions:

- a. Requirement for payment of open space fees. This condition can be deleted tonight. After further review of the County files of the original Fishers Subdivision there was evidence that the open space fees had been paid at that time on the lot. It was based on an appraisal of the total acreage. That commitment has been completed.
- b. Requirement for construction of a center turn lane on F Road the length of the property. Section 5-4-1.h.(6) of the Zoning and Development Code concerning the transportation capacity payment and improvements to adjacent rights-of-way states that if a development abuts an unimproved or underdeveloped street, the City may require construction of half-street improvements of the abutting street if it is determined it's needed for safe ingress and egress of traffic

to and from the development. The costs of the improvements would be credited to future transportation capacity payments for future developments on the lots. Patterson Road is classified as a major arterial. Future improvements to Patterson Road would require five traffic lanes with curb, gutter and sidewalk. Currently it has four traffic lanes and no curb, gutter and sidewalk. City Engineering has determined that a left-turn lane is needed for safe ingress and egress from this property at the time it is developed for commercial purposes. The original subdivision was approved by Mesa County in 1979. The file indicates improvements to F Road at that time were existing. The developer of Fisher Subdivision was required to provide a Power of Attorney for future improvements to 24-1/2 Road and to provide a development improvement agreement for extension of utilities to the property. In 1977, Mesa County approved the Mesa Mall development. At that time the requirement for F Road improvements were made against the development of Mesa Mall and its developer. The F Road improvements (4-lanes) existed in 1979. Ms. Portner distributed a letter to Council from the owner Gertrude Smith (attached).

Public Works Manager Mark Relph noted the TCP (Transportation Capacity Payment) credits the value of past construction to the current project. Councilmember Theobald stated that Ms. Smith's letter states she is being asked to improve F Road as part of Mesa County approval. Apparently General Growth Properties paid Ms. Smith's part in exchange for a piece of her property. Mr. Relph stated that the exchange of property for money would not necessarily be credited back towards the Transportation Capacity Payment. City Attorney Dan Wilson stated that the ordinance does not address situations where a person has traded land, and other persons have made improvements.

Mr. Relph continued that the TCP ordinance states that when safety improvements are required for a development, they need to be constructed. The TCP is calculated based on trip generation of the proposed use. If the safety improvements eclipse the value of the TCP, the safety improvements must still be constructed. Even though some value is credited back to the current proposal, the safety improvements that Staff is recommending today eclipses the value that has been placed on the TCP in prior requirements. The only requirement for this proposal is the addition of the fifth lane (center turn lane). Curb, gutter and sidewalk would not be required because the balance of Patterson Road does not have curb, gutter or sidewalks. Staff feels it would be difficult to design and build curb, gutter and sidewalk in an isolated section of

Patterson Road. Whatever value is left over in the TCP would be used in future improvements for curb, gutter and sidewalk on Patterson Road.

Mr. Relph stated the City has its own City Standards regarding safety. When a volume of traffic on a certain road reaches a certain level, considering the proposed use (commercial), the number of left-turn movements into the development can be estimated. He stated the current four lanes of traffic on Patterson Road do not allow safe movement of traffic. Staff feels a center turn lane is necessary for future development taking place on the north side of Patterson Road. He estimated 12 left-turn movements in the peak hour at minimum, for 10,000 square feet of retail development on five lots. With that number of left-turn movements, it is a safety issue.

Mr. Relph estimated it would cost \$300,000 to build a center turn lane the distance of a half mile on Patterson Road to the north of Mesa Mall. He clarified that a TCP credit is limited to a period of five years.

Mr. Jim Langford, Thompson Langford Corporation, representing Gertrude Smith, gave some history indicating that Mrs. Smith's property was vacant in 1979 and is vacant today. She has reaped no benefit from the property. Mrs. Smith has not used any of her capacity on that road. Now she wants to divide her property into 1-1/2 acre lots, and the capacity is already used. The City says there is no capacity left, so now she must build another section of road. Mr. Langford feels it is unfair, whether the time limits have run out, or not. He feels that the record shows that Mrs. Smith paid for that improvement in 1979, and it should carry forward and apply toward the TCP today. He submitted a copy of a 1978 agreement between General Growth Properties and Wayne Fisher.

Mr. Relph stated that the TCP on this development cannot be calculated because there are no specific uses tied to this commercial development. It is merely lots. The TCP is calculated based on the exact square footage and the types of uses being proposed. Restaurants are very different than other types of commercial uses (warehouses, etc.), which relates back to the number of trips.

Councilmember Theobold said that because this property is being subdivided once again, it is creating higher density and greater use than with a single, large lot. He feels that the traffic on the road will increase with five lots instead of one.

City Attorney Dan Wilson referred to the 1978 agreement between General Growth and Fisher's indicating that General Growth had agreed with the Commissioners to complete the four-laning of F Road. General Growth got the one-acre parcel (Sears building) and defined the value of that lot as being \$7,500 in October, 1978. It is not clear whether the lot was a trade off for the road or whether it was a package where the Fishers received several things.

Mr. Langford felt that for whatever value was paid at that time, that there would be some credit against the TCP.

Councilmember Tomlinson noted the difference in accesses as shown on the displayed map versus the map provided to Council. There are now three accesses instead of one. There is now another property owner that is going to benefit from a left-turn lane. Ms. Portner stated the Planning Staff and Engineering Staff were recommending limiting it to two access points. The Planning Commission approved the developer's request for three. Mr. Langford clarified that even if only two accesses had been approved by the Planning Commission they would still end up with a third access because the lot below was going to come in some time in the future and it was going to have an entrance. It was determined to put the access on the line between the two properties (lots 3 and 4).

Mr. Relph stated that if the road is changed from four to five lanes before any of the lots are improved, the TCP would still be due, although it could be increased or reduced based on the value of the improvement that the developer constructed for the center turn lane. He reiterated that safety is the main concern of the Public Works Department.

Mr. Bob Murphy, 2679 Paradise Way, stated that if the turning lane is constructed, the property owners on the south side of F Road will benefit as well as the owners on the north side, and felt they should also share in the cost.

There were no other comments. Upon motion by Councilmember Theobald, seconded by Councilmember Maupin and carried by roll call vote, the appeal was granted.

It was clarified that the granting of the appeal will not affect the TCP requirement.

**PUBLIC HEARING - RESOLUTION NO. 47-95 CREATING AND ESTABLISHING
SANITARY SEWER IMPROVEMENT DISTRICT NO. SS 38-95 (A PORTION OF
COUNTRY CLUB PARK ROAD) WITHIN THE CORPORATE LIMITS OF THE CITY OF**

GRAND JUNCTION, COLORADO, AUTHORIZING THE INSTALLATION OF SANITARY SEWER FACILITIES, ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR THE SAME AND PROVIDING FOR THE PAYMENT THEREOF

A petition signed by 80% of the owners of the property to be assessed has been submitted requesting a Sanitary Sewer Improvement District for Country Club Park Road West. The City Council passed a resolution stating its intent to create the proposed Improvement District on February 15, 1995.

A hearing was held after proper notice. Mr. Greg Trainor, Utilities Manager, said this project has been in the working for over one year. In January, 1995, petitions were submitted for Sewer Improvement District SS-38-95 which is Country Club Park West, and Sewer Improvement District SS-39-95 for Dressel Drive. If approved, engineering work will begin immediately, plans will be completed on July 31, 1995, construction will begin September 1, 1995, and project completion is estimated to be November 15, 1995. There is an existing sewer that extends south from Highway 340 approximately 450 feet and serves five lots. Dressel Drive would connect to that, and be extended for approximately 500 feet. Country Club Park West would be extended further south a distance of approximately 1500 feet and will serve 20 residences.

Mr. Trainor continued that Jim Shanks, Public Works Director, met with the County Planning Commission to discuss the use of sewer fund monies to establish a sewer collection system fund. The present proposal to be submitted to the County would pay one third of the costs of these types of improvements. The costs for Country Club Park West are presently \$6500/lot for their share of costs for construction. It does not include the \$750 for the plant investment fee or the approximately \$750 to \$1000 to extend service lines from the stub-outs to the residences. The total cost per lot is approximately \$8000. If the use of sewer fund monies is approved, that cost would be reduced by approximately \$2000. He anticipates that if the County approves such a fund, it would include these two sewer districts.

There were no other comments. Upon motion by Councilmember Baughman, seconded by Councilmember Theobold and carried by roll call vote, Resolution No. 47-95 was adopted.

PUBLIC HEARING - RESOLUTION NO. 48-95 CREATING AND ESTABLISHING SANITARY SEWER IMPROVEMENT DISTRICT NO. SS 39-95 (DRESSSEL DRIVE) WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND JUNCTION,

COLORADO, AUTHORIZING THE INSTALLATION OF SANITARY SEWER FACILITIES, ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR THE SAME AND PROVIDING FOR THE PAYMENT THEREOF

A petition signed by 57% of the owners of the property to be assessed has been submitted requesting a Sanitary Sewer Improvement District for Dressel Drive. The City Council passed a resolution stating its intent to create the proposed Improvement District on February 15, 1995.

A hearing was held after proper notice. Mr. Greg Trainor, Utilities Manager, stated the same facts apply as those in SS 38-95 with the exception of costs.

There were no other comments. Upon motion by Councilmember Maupin, seconded by Councilmember Afman and carried by roll call vote, Resolution No. 48-95 was adopted.

NON-SCHEDULED CITIZENS & VISITORS

Mr. Joseph Marie, 2863 Hill Avenue, commended Councilmember Ron Maupin on his efforts on behalf of the Housing Authority, for increased development on Orchard Mesa.

AIRPORT AUTHORITY CONCERNS

Councilmember Baughman stated that Mr. Ron Roust has concerns regarding the management of the Airport Authority. Mr. Roust feels the rates are being charged excessively for rentals, etc. at the airport. Mayor Mantlo suggested Mr. Roust contact the Airport Manager and discuss these concerns with the Airport Authority. Councilmember Theobold, as City Council representative to the Airport Authority, said he will discuss this matter with the Airport Authority.

ADJOURNMENT

Upon motion by Councilmember Theobold, seconded by Councilmember Afman and carried, the meeting was adjourned at 9:23 p.m.

Stephanie Nye, CMC
City Clerk