

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

December 17, 1997

The City Council of the City of Grand Junction, Colorado, convened into regular session the 17th day of December, 1997, at 7:30 p.m. in the City/County Auditorium at City Hall. Those present were Cindy Enos-Martinez, Gene Kinsey, Jack Scott, Mike Sutherland, Reford Theobold, and President of the Council Pro Tem Earl Payne.

President of the Council Janet Terry was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Pro Tem Payne called the meeting to order and Councilmember Theobold led in the Pledge of Allegiance. The audience remained standing during the invocation by Rev. Jim Hale, Spirit of Life Christian Fellowship.

PROCLAMATION RECOGNIZING PALISADE HIGH SCHOOL FOOTBALL TEAM

Coach Joe Rammuno and the Palisade High School Football team members were present, and presented team logo tee shirts to members of the City Council.

APPOINTMENTS TO FORESTRY BOARD

Upon motion by Councilmember Sutherland, seconded by Councilmember Enos-Martinez and carried, David Hoefer and Stephen Gerow were reappointed to the Grand Junction Forestry Board for three-year terms ending November 30, 2000.

CONSENT ITEMS

Upon motion by Councilmember Scott, seconded by Councilmember Sutherland and carried by roll call vote with Councilmember **THEOBOLD** voting **NO** on item #9, the following Consent Items #1-11 were approved:

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the Regular Meetings November 19, 1997 and December 3, 1997

2. **Contract for Market, Classification and Compensation Study**

A formal evaluation of the City of Grand Junction's pay plan methodologies, its classification of jobs, the internal

relationships among jobs and its current pay rates is periodically required. This evaluation ensures the methodologies are viewed as equitable among employees and defensible to citizens, our policy makers and the city management. It also serves to ensure that these systems result in competitive pay rates which allow the organization to attract and retain qualified employees.

Action: Authorize the City Manager to Sign an Agreement with Ralph Andersen and Associates to Conduct a Market, Classification and Compensation Study, at an Estimated Cost of \$59,500

3. **Visitors & Convention Bureau Advertising Contract with Hill & Tashiro Marketing and Advertising, Inc.**

This is the first year of a three-year advertising contract which is renewable annually. The 1998 budget amount is \$300,000.

Action: Authorize the City Manager to Sign a Contract for Advertising Services with Hill & Tashiro Marketing and Advertising for the Period January 1 - December 31, 1998

4. **Visitor & Convention Bureau Special Event Funding**

The VCB received 11 applications for the First Cycle 1998 Special Event funding by the November 4 deadline. The VCB Board recommends funding the following events:

Southwest Fest	\$ 1,000
Tour of the Vineyards	1,500
Rim Rock Run	1,500
Fruita Fat Tire Festival	2,000
Celtic Festival	2,000
Desert Sun Half Iron Triathlon	1,500
Grand River Artists Gathering	4,000
Colorado West Paint Horse Show	2,500
Power Cruise - 1998	1,000
Total Funding Recommendation	\$17,000

Action: Approve Funding Awards as Recommended by the VCB Board

5. Agreement with Mesa County for the Fire Department to Provide the D.E.R.A. and S.A.R.A Programs

The D.E.R.A. (Designated Emergency Response Authority) program deals with hazardous materials that have been accidentally released. The S.A.R.A. (Superfund Amendment Reauthorization Act) program deals with hazardous materials in manufacturing, transportation and storage in controlled environments.

Action: *Approve Agreement with Mesa County for the D.E.R.A. and S.A.R.A. Programs for 1998*

6. Change Order #9 to Construction Contract at Canyon View Park

The change order amount is \$65,213. Including this change order, the total increase to date will be \$248,423.41 (change orders #1-9) representing a 4.5% increase in the original contract amount of \$5,567,000. The revised contract amount will be \$5,815,423.41. Included within this change order request are two items which the consultant will reimburse the City in the amount of \$55,326.

Action: *Authorize the City Manager to Sign Change Order #9 to the Construction Contract with M.A. Concrete Construction, Inc., for Canyon View Park in the Amount of \$65,213*

7. Grant Contract with the Colorado Council on the Arts

The Grand Junction Commission on Arts & Culture has received a \$5,000 grant for 1998 from the Colorado Council on the Arts to support arts events, projects and programs.

Action: *Authorize the City Manager to Sign Contract with Colorado Council on the Arts*

8. Grand Avenue Bridge over Indian Wash Contract

This project consists of the removal of the existing bridge on Grand Avenue over Indian Wash on the west side of 28th Street and the construction of a new concrete bridge at the same location. The following bids were received on December 9, 1997:

Mays Concrete, Inc., G.J. \$212,247.00

M.A. Concrete Construction, Inc., G.J.	\$215,302.00
Stanley Construction, Inc., G.J.	\$264,653.85
Palisade Constructors, Inc., Palisade	\$269,431.39
Lonco, Inc.'s Estimate	\$202,342.25

Action: Award Contract for the Construction of Grand Avenue Bridge over Indian Wash to Mays Concrete in the Amount of \$212,247

9. **Sale of City Owned "Brice" Property**

The City has received a bid to sell the 11.49 acre Brice property to William and Martha Johnson for \$74,000. The proposed resolution will accept the Johnson's bid and authorize the City Manager to sign all documents necessary and appropriate to complete the proposed surplus land sale.

Resolution No. 85-97 - A Resolution Authorizing the Sale and Conveyance of City Property to William H. Johnson and Martha L. Johnson

Action: Adopt Resolution No. 85-97

10. **Redlands Mesa, LLC Water Agreement**

In 1992, the City agreed to convey, by quit claim deed, 5 c.f.s. of the City's 120 c.f.s. Gunnison River water right to Dynamic Investments (the then owner of approximately 800 acres within the Ridges P.U.D.). The City agreed to allow the water to be delivered via the existing Ridges pumps and pipes; Dynamic would pay its pro rata share of the capital and operating costs.

The proposed agreement would consent to the assignment of the rights under the 1992 agreement for 3 of the 5 c.f.s. to Redlands Mesa, LLC, and authorize the quit claim deed of the 3 c.f.s. The use of the water would continue to be restricted to lands within the Ridges and for a public golf course.

Action: Approve the Water Agreement with Redlands Mesa, LLC

11. Designation of Dalby Wendland Building at 464 Main Street, in the City Register of Historic Sites, Structures and Districts [File #HBD-1997-002.5]

Community Office Investors, owners of the property at 464 Main Street (Dalby-Wendland building - formerly the First National Bank building), are requesting that the structure be designated as historic in the City Register of Historic Sites, Structures and Districts.

Resolution No. 87-97 - A Resolution Designating the First National Bank Building in the City Register of Historic Sites, Structures and Districts

Action: Adopt Resolution No. 87-97

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

PUBLIC HEARING - VACATION OF EASEMENTS IN CANYON VIEW SUBDIVISION, WEST OF SOUTH CAMP ROAD AND WINGATE ELEMENTARY

[FILE #VE-1997-172] - CONTINUED FROM DECEMBER 3 MEETING

The applicant proposes to vacate several unneeded easements that fall within Filings 4 and 5 of the Canyon View Subdivision. Some of the easements include historical locations of utilities that served other parcels and crossed what is now Canyon View Subdivision. Other easements are corrections to Filings 4 and 5. The vacation of the easements will occur concurrently with the recordation of Canyon View Filing 6, the last phase of this planned development. Staff recommends approval with conditions.

A public hearing was held after proper notice. The hearing was opened at 7:40 p.m. Mr. Bill Nebeker, Community Development Department, reviewed this item. He stated that the applicant was not present. He explained the locations of the easements proposed to be vacated, and indicated the location of the new easement to be dedicated. He stated all the vacations conform to section of 8-3 of the Zoning & Development Code, and recommended approval.

Mr. Nebeker said the three conditions of approval had or will be met at recordation.

There were no questions of Council or any public comments. The hearing was closed.

Upon motion by Councilmember Kinsey, seconded by Councilmember Theobald and carried by roll call vote, Ordinance No. 3039 was adopted on second reading, and ordered published.

TRANSCOLORADO ALTERNATE ROUTE - RESOLUTION NO. 86-97 OF THE CITY OF GRAND JUNCTION, COLORADO, EXPRESSING SUPPORT OF CERTAIN PROPOSED CHANGES IN THE PIPELINE ROUTE LOCATION OF THE TRANSCOLORADO GAS TRANSMISSION PROJECT

TransColorado has proposed to construct a major natural gas transmission line from the counties north of Grand Junction into New Mexico, crossing the City's Somerville Ranch lands for a portion of the route. The Resolution would support TransColorado's selection of either of the alternative routes to be evaluated in the environmental review process.

Attorney Terry Farina, 2630 Homestead Drive, was present representing TransColorado. He deferred to City Attorney Dan Wilson for a presentation.

City Attorney Wilson identified the suggested changes to the resolution:

1. Recitals, Paragraph B, Line 3 - Change "has adopted certain changes to the pipeline route proposed by the Town..." to "has proposed certain changes on the pipeline route suggested by the Town...".
2. Recitals, Paragraph E, the last sentence which describes the location within Sink Creek Basin, is not critical. The applicant thought it might divert attention from the real issue.
3. Page 2, Paragraph 1, First Sentence - Delete "the study of" and change to read: "The City of Grand Junction supports the pipeline route changes proposed by TransColorado..." Mr. Wilson also suggested adding a sentence to the beginning of Paragraph 1 which reads: "The City, upon initial review, prefers the alternate routes, and further studies will follow."
4. Page 2, Paragraph 1, third line from the bottom - Change the word "will" to "may" , and in the last line, change the word "must" to "will be addressed".

5. Page 2, Paragraph 3 - Delete the words "assuming *arguendo* that a portion of the Project will cross City lands,". It does not change the impact of the paragraph.

Mr. Wilson said City Staff agrees that the alternate route is better. This resolution approves the study of the new route, not the route itself. Mr. Farina's requested changes are wordsmithing changes to soften the language.

Mr. Farina said following the suggestions of both the Town of Palisade and the City of Grand Junction, TransColorado tried to be responsive. The Town of Palisade has already adopted a resolution favoring the reroute away from Kruzen Springs which is an important part of Palisade's water rights. He said City Attorney Wilson stated his comments on the recitals. Mr. Farina asked for one additional change. His request was that the City look favorably on the proposed reroutes subject to further study. There may be some additional issues to address after the Environmental Impact Statement.

Councilmember Theobold wanted to make sure that the wording of the resolution will not preclude the City from opposing the route in the future. Mr. Farina agreed, and referred to Paragraph 2 in the resolution which made that clear.

Upon motion by Councilmember Scott, seconded by Councilmember Sutherland and carried by roll call vote, Resolution No. 86-97, as amended, was adopted.

PUBLIC HEARING - 1998/1999 BUDGET - ORDINANCE NO. 3040 - 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, 1998, AND ENDING DECEMBER 31, 1998 - RESOLUTION NO. 88-97 ADOPTING A BUDGET FOR THE PURPOSE OF DEFRAYING THE EXPENSES AND LIABILITIES FOR THE FISCAL YEARS ENDING DECEMBER 31, 1998 AND 1999

The appropriations requests are the result of the budget preparation and reviews of last year with changes as presented and reviewed by City management and the City Council.

a. 1998 Appropriations Ordinance

Hearings were held after proper notice on the 1998/1999 budget and the appropriations ordinance. The public hearing was opened at 7:55 p.m.

There were no public comments.

Administrative Services Director Ron Lappi reviewed this item. He explained that the appropriations ordinance must be done annually. He noted that all authorized changes are incorporated into this ordinance. The final budget book will be provided to Council in early 1998.

City Manager Achen asked Mr. Lappi to elaborate on the mill levy for the Ridges Metropolitan District. Mr. Lappi explained the City took over the Ridges Metropolitan District in 1992 and is obligated to establish a mill levy to pay off the debt. The mill levy was previously 42 mills and has been reduced to 15 mills. It is getting lower every year. Councilmember Theobold noted the mill levy on the undeveloped property has also been reduced.

There were no comments. The hearing was closed.

Upon motion by Councilmember Scott, seconded by Councilmember Sutherland and carried by roll call vote, Ordinance No. 3040 was adopted on second reading and ordered published.

b. Resolution Adopting 1998/1999 Budgets

The budget resolution is the result of the budget preparation and reviews over the last several months as presented and reviewed by City Management and City Council.

Upon motion by Councilmember Sutherland, seconded by Councilmember Enos-Martinez and carried by roll call vote with Councilmember **THEOBOLD** voting **NO** due to Two Rivers Convention Center expenditures, Resolution No. 88-97 was adopted.

Mayor Pro Tem Payne commended Staff for all the hard work on the budget.

ADJOURNMENT

Upon motion by Councilmember Enos-Martinez, seconded by Councilmember Theobald and carried, the meeting was adjourned at 8:03 p.m.

Stephanie Nye, CMC/AAE
City Clerk