

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

January 21, 1998

The City Council of the City of Grand Junction, Colorado, convened into regular session the 21st day of January, 1998, at 7:35 p.m. in the City/County Auditorium at City Hall. Those present were Cindy Enos-Martinez, Gene Kinsey, Earl Payne, Jack Scott, Mike Sutherland, Reford Theobald, and President of the Council Janet Terry. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Terry called the meeting to order and Councilmember Enos-Martinez led in the Pledge of Allegiance. The audience remained standing during the invocation by Scott Hogue, First Baptist Church.

PROCLAMATION DECLARING JANUARY 18-24, 1998, AS "JAYCEE WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING JANUARY 23, 1998, AS "BRANCOS FAN APPRECIATION DAY" IN THE CITY OF GRAND JUNCTION

APPOINTMENTS TO THE JOINT UTILIZATION COMMISSION

Mayor Terry asked Robert Bray to review the purpose of the Joint Utilization Commission.

Mr. Bray made a recommendation of 11 appointees. He gave a historical review which led to the creation of this commission and explained that the charge of the commission is to look for solutions for use of the Department of Energy site that will best serve this community. Mr. Bray said the job should take up to three years, but hopes for success within three to six months. He would also solicit representatives from the city and county as ex-officio members.

Upon motion by Councilmember Payne, seconded by Councilmember Theobald and carried, the following were appointed to serve three-year terms on the Joint Utilization Commission:

Craig Little	Jim Richards
Knute Knudson	Robert Bray
Wade Haerle	Tom Carlson
Tilman Bishop	Bob Elliott

Chris Launer
Pat Tucker

Stacie Allyn

CONSENT ITEMS

Upon motion by Councilmember Scott, seconded by Councilmember Enos-Martinez and carried with Councilmember **THEOBOLD** voting **NO** on Item #10, Consent Calendar Items 1-10 were approved:

Elizabeth Harris of the Botanical Society stated the Botanical Society was not in position to accept the lease as written.

Upon motion by Councilmember Theobold, seconded by Councilmember Payne and carried unanimously, the previous approval of Consent Item #3 was overturned and will be brought back to a future workshop for reconsideration.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting January 7, 1998

2. **Purchase of 67 Personal Computer Systems**

The personal computer systems consist of 51 desktop computers and 3 laptop computers which are now four years old and slated for replacement through the Information Services Replacement Program, and 13 new desktop computers for which the various departments received budget approval in 1998.

Action: Approve Purchase of 67 Personal Computer Systems from Gateway 2000 Inc. in the Amount of \$149,093

Staff presentation: Ron Lappi, Admin. Services Director
Fred Stroh, Information Systems Manager

3. **Lease of City Property to the Western Colorado Botanical Society**

The Western Colorado Botanical Society presently leases 12.6 acres of City property along the Colorado River, east of Highway 50. The Botanical Society is requesting the lease be amended to include an additional 2.43 acre parcel.

Resolution No. 7-98 - A Resolution Amending the Lease of City Property to the Western Colorado Botanical Society

Action: Adopt Resolution No. 7-98

Staff presentation: Tim Woodmansee, City Property Agent

4. **Purchase of 655 Ute Avenue (Old Jail) from Mesa County**

The City is submitting a contract offering to purchase surplus property owned by Mesa County located at 655 Ute Avenue. The property is the former location of the County Jail and Sheriff's Office, adjacent to both Police Headquarters and Fire Station No. 1. The proposed purchase price is \$209,250.

Resolution No. 8-98 - A Resolution Authorizing the Purchase by the City of Certain Real Property Owned by the County of Mesa

Action: Adopt Resolution No. 8-98

Staff presentation: Tim Woodmansee, City Property Agent

5. **Extending Lease of City Property Located at 1222 South 5th Street to the Grand Junction Housing Authority**

The Housing Authority presently leases City property at 1222 South 5th Street to provide short-term transitional housing for families referred by social services agencies. The proposed lease extension will allow this use to continue through January 31, 1999.

Resolution No. 9-98 - A Resolution Extending the Lease of City Property at 1222 South 5th Street to the Grand Junction Housing Authority

Action: Adopt Resolution No. 9-98

Staff presentation: Tim Woodmansee, City Property Agent

6. **Contract with Mesa County for Building Inspection Services**

Since 1988, the City has contracted with Mesa County under the present arrangement where the County performs all

building inspection functions within the City for the amount of fees that the County collects from building permit fees. The contract is for a 2-year term. Either party may terminate the contract by providing 90 days notice.

Action: Approve 2-Year Contract with Mesa County for Building Inspection Services

Staff presentation: Jim Shanks, Public Works & Utilities Dir.

7. **U.S. Department of Justice Block Grant for \$52,216**

The Police Department has received a block grant in the amount of \$52,216 from the U.S. Department of Justice. The funds for this grant are to be applied towards the purchase of police equipment. These funds may be used to supplement, not supplant, existing funding for equipment purchases or allow the procurement of non-funded equipment needs.

Action: Approve the U.S. Department of Justice Block Grant in the Amount of \$52,216 and Authorize the City Manager to Sign the Agreement

Staff presentation: Lt. Robert Knight, Police Department

8. **Subrecipient Contract with the Grand Junction Housing Authority for Use of the City's 1996 CDBG Funds in the Amount of \$330,000**

This contract spells out the relationship between the City and the Grand Junction Housing Authority for the Authority's use of City CDBG Funds to purchase residential lots and/or existing housing units.

Action: Approve the Subrecipient Contract with the Housing Authority

Staff presentation: David Varley, Assistant City Manager

9. Setting a Hearing on Rezoning Jenkins Minor Subdivision from PB to RSF-5 [File #RZ-1997-196]

This application is for a rezone from Planned Business to RSF-5 at 2802 and 2806 Unawep Avenue. This is in conformance with the Growth Plan which recommends 4-7.9 residential units per acre and the Orchard Mesa Neighborhood Plan which recommends single family development at 5 units per acre.

Proposed Ordinance Rezoning the Jenkins Minor Subdivision from PB to RSF-5

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 4, 1998

Staff presentation: Mike Pelletier, Community Dev. Dept.

10. Sale of the City Owned "Berry" Property to J&S Gaming Ventures, LLC

The City has received an offer to sell the 57 acre Berry property to J&S Gaming Ventures for \$225,000. The proposed resolution will accept the offer subject to the terms and conditions of a counterproposal which, among other things, will amend the purchase price to \$250,000.

Resolution No. 10-98 - A Resolution Authorizing the Sale of the City Property to J&S Gaming Ventures, LLC

Action: Adopt Resolution No. 10-98

Staff presentation: Tim Woodmansee, City Property Agent

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

PUBLIC HEARING - VACATION OF EASEMENTS LOCATED AT F ROAD WEST OF 24 1/2 ROAD (THE HOME DEPOT) - ORDINANCE NO. 3041 VACATING VARIOUS DRAINAGE, IRRIGATION, UTILITY AND MULTIPURPOSE EASEMENTS IN THE NORTH MALL SUBDIVISION [FILE #VE-1997-193]

The petitioner, Home Depot, is requesting vacation of various easements in the existing North Mall Subdivision on F Road west of 24 1/2 Road to permit resubdivision of the North Mall and adjacent properties and development of a retail shopping center.

The proposed vacations are consistent with the criteria in Section 8-3 of the Zoning & Development Code. Staff recommends approval.

A hearing was held after proper notice. Mark Hermunstad, attorney representing Home Depot, stated Home Depot has a contract to purchase land north of Mesa Mall, previously North Mall Subdivision. They agree this vacation is conditional on new easements being platted when resubdivided for Home Depot.

Michael Drollinger, Community Development Department, had nothing to add, but was present to answer questions of Council.

There were no comments. The hearing was closed.

Upon motion by Councilmember Payne, seconded by Councilmember Theobald and carried by roll call vote, Ordinance No. 3041 was adopted on final reading and ordered published.

ADJOURNMENT

Mayor Terry adjourned the meeting at 7:54 p.m.

Stephanie Nye, CMC/AAE
City Clerk