

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

March 18, 1998

The City Council of the City of Grand Junction, Colorado, convened into regular session the 18th day of March, 1998, at 7:30 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 Theobold, 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 Scott led in the Pledge of Allegiance. The audience remained standing during the invocation by Councilmember Theobold.

CONSENT ITEMS

Upon motion by Councilmember Scott, seconded by Councilmember Payne and carried by roll call vote, the following Consent Items were approved:

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting March 4, 1998

2. **Annual Bulk Gravel the for Public Works Department Attach 2**

The following bids were received for the purchase of bulk gravel for the Public Works Department:

United Companies of Mesa County, Grand Junction	\$77,545.00
Whitewater Building Materials, Grand Junction	\$79,950.00
Grand Junction Pipe & Supply, Grand Junction	\$91,687.50

Action: Award Contract for the Annual Purchase of Bulk Gravel for the Public Works Department to United Companies of Mesa County in the Amount of \$77,545

3. **Purchase of Two New and Six Replacement Police Vehicles**

The following bids were received:

Western Slope Auto (Ford), Grand Junction	\$163,408
Hellman Motor Company (Ford), Delta, CO	\$164,240

Action: Award Contract for Eight Police Vehicles to Western Slope Auto in the Amount of \$163,408

4. **Pavement Management Data Collection Services**

In 1985 the Public Works Division acquired a software package to inventory the condition of the city's streets. This Pavement Management System assists Public Works in establishing annual maintenance priorities in order to maximize the longevity of the street pavement. In order to insure consistent data collection and compatibility with the city's software, sole source procurement with ITX is requested.

Action: Award Sole Source Acquisition of Pavement Management Data Collection Services to ITX Stanley Company of Phoenix, Arizona, in the Amount of \$34,950

5. **Finished Water Tank Painting**

The following bids were received on March 3, 1998, to paint the inside and outside of the City's two 4 million gallon finished water tanks:

Hartman Protective Coatings, Elizabeth, CO	\$359,500.00
Riley Industrial Services, Farmington, NM	\$396,920.00
Coating Systems, Inc., Cedar Hills, UT	\$428,048.60
The Gateway Company, Salt Lake City, UT	\$451,500.00
Madison Services, Colorado Springs, CO	\$492,440.00
Western Power Wash, Mills, WY	\$592,744.00
Commercial Industrial Coatings, Albuquerque, NM	\$704,062.00

Action: Award Contract for Finished Water Tank Painting to Hartman Protective Coatings of Elizabeth, Colorado, in the Amount of \$359,500

6. **Designation of Building Located at 510 Main Street (Haggle of Vendors) in the City Register of Historic Sites, Structures and Districts** [File #HBD-1998-002.1]

Ronald A. Maupin, owner of the Vorbeck building at 510 Main Street (Haggle of Vendors), is requesting that the building

be designated as historic in the City Register of Historic Sites, Structures and Districts.

Resolution No. 23-98 - A Resolution Designating the Vorbeck Building in the City Register of Historic Sites, Structures and Districts

**Action: Adopt Resolution No. 23-98*

7. **Setting a Hearing on Rezoning Faircloud Subdivision from RSF-4 to PR-3.4** [File #RZP-1998-033]

The petitioner is requesting a rezone approval for 55 single family lots (14 attached single family units and 41 detached units) located on approximately 16.5 acres north of F 1/2 Road and east of 30 Road with a proposed density of PR-3.4 (Planned Residential with a density of 3.4 units/acre). Planning Commission approved a preliminary plan and Special Use Permit for the development with conditions on March 10, 1998. Staff recommends approval.

Proposed Ordinance Rezoning Land Located at the Northeast Corner of F 1/2 Road and 30 Road from RSF-4 to PR-3.4

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 1, 1998

8. **Setting a Hearing on Rezoning the Vostatek Minor Subdivision from RSF-8 to PR-9.1** [File #RZF-1998-032]

Request for rezone from Residential Single Family 8 units per acre (RSF-8) to Planned Residential 9.1 units per acre (PR-9.1) in order to subdivide 0.77 acres into 2 lots and construct an additional unit on Lot 1 and a 5-plex on Lot 2.

Proposed Ordinance Rezoning a Parcel of Land at 2558 F Road from RSF-8 to PR-9.1

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 1, 1998

9. **Setting a Hearing on Rezoning Property Located at 407 W. Grand Avenue from I-1 to RSF-8 and Vacating an Existing Alley Right-of-Way** [File #RZ-1998-010]

The petitioner, Laurel Coleman, is requesting a rezone and vacation of a portion of an alley right-of-way to permit residential development of a property currently zoned industrial. The proposed rezone and vacation are consistent with applicable Zoning and Development Code criteria. Staff recommends approval.

a. Proposed Ordinance Rezoning Land Located at 407 W. Grand Avenue I-1 to RSF-8

b. Proposed Ordinance Vacating a Portion of an Alley Right-of-Way

Action: Adopt Proposed Ordinances on First Reading and Set a Hearing for April 1, 1998

10. **Setting a Hearing on Vacating an Existing Alley Right-of-Way Located between Palisade Street and Linden Street North of Highway 50** [File #VR-1998-037]

The petitioner is requesting vacation of the north/south alley between Palisade Street and Linden Avenue and between Highway 50 and the Orchard Mesa Irrigation Waste Ditch. The alley will be retained as a utility easement. Staff recommends approval.

Proposed Ordinance Vacating an Alley Right-of-Way North of Highway 50 and East of Palisade Street

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 1, 1998

11. **Joint Resolution between City of Grand Junction and Town of Palisade Regarding the TransColorado Gas Transmission Project**

The proposed TransColorado Gas Transmission Project crosses City of Grand Junction and Town of Palisade watershed lands, and will impact these lands along with adjacent private and public lands. The Resolution defines the City's and Town's intention regarding review and comment and negotiation on the proposed project.

Resolution No. 24-98 Joint Resolution between City of Grand Junction City Council and Town of Palisade Regarding TransColorado Gas Transmission Project

*Action: Adopt Resolution No. 24-98

12. **Agreement with the Energy Office for a HOME Grant Project**

An intergovernmental agreement between the City of Grand Junction, Mesa County, the City of Fruita and the towns of Collbran, Palisade and De Beque. This agreement will let the Energy Office develop and administer a federal government low and moderate income housing rehabilitation program.

Action: Authorize the City Manager to Sign the Intergovernmental Agreement for the HOME Grant Project

13. **Setting a Hearing on Appeal of Planning Commission's Denial of Major Amendment to Canyon View Subdivision Filing 5, and Vacation of a Portion of a Drainage Easement at 2167 Redcliff Circle** [File #FPA-1998-035]

A home at 2167 Redcliff Circle has been built up to 7.3 feet into a 10-foot drainage easement. The applicant has requested a major amendment to this planned subdivision to amend the side yard setback to 7.7 feet and to vacate a portion of the easement where the home encroaches. At their March 10, 1998 hearing, the Planning Commission denied the major plan amendment and recommended denial of the drainage easement vacation. The appeal will be heard at second reading of the ordinance on April 1, 1998.

Proposed Ordinance Vacating a Portion of a Ten Foot Drainage Easement Located along the West Side of Lot 15, Block Two, Phase V, Canyon View Subdivision, (2167 Redcliff Circle)

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 1, 1998

14. **Revocable Permit for Piping an Irrigation Ditch in a Strip of Land Adjacent to the East Line of Valley Meadows East Subdivision** [File #FPP-95-138]

Valley Meadows East Subdivision is requesting a revocable permit to pipe an irrigation ditch within a tract of land that was dedicated to the City for future trail purposes.

The piping of the ditch will be beneficial to any future trail construction.

Resolution No. 25-98 - A Resolution Concerning the Issuance of a Revocable Permit to Valley Meadows East Subdivision Homeowners Association

*Action: Adopt Resolution No. 25-98

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

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

NONE

ADJOURNMENT

There being no other business for consideration, Mayor Terry adjourned the meeting at 7:34 p.m.

Stephanie Nye, CMC/AAE
City Clerk