

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

May 6, 1998

The City Council of the City of Grand Junction, Colorado, convened into regular session the 6th day of May, 1998, at 7:32 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 Pastor Gary Cake, More Than Words Ministry.

PROCLAMATION DECLARING MAY 3-9, 1998, AS "MUNICIPAL CLERKS' WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING MAY 9, 1998, AS "GRAND JUNCTION LETTER CARRIERS STOCK THE COMMUNITY FOOD BANKS DAY" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING MAY 10-16, 1998, AS "HISTORIC PRESERVATION WEEK" IN THE CITY OF GRAND JUNCTION

PRESENTATION OF HISTORIC PRESERVATION AWARD TO THE LINCOLN PARK RESIDENTIAL DISTRICT - PRESENTED BY DAVID BAILEY, CHAIR, HISTORIC PRESERVATION BOARD

ELECTION OF MAYOR AND MAYOR PRO TEM

Councilmember Payne praised Mayor Terry for her outstanding work this past year as Mayor. Upon motion by Councilmember Payne, seconded by Councilmember Sutherland and carried unanimously, Janet Terry was reappointed as Mayor, President of the Council, for the upcoming year.

Upon motion by Councilmember Enos-Martinez, seconded by Councilmember Payne and carried unanimously, Reford Theobald was appointed as Mayor Pro Tem, President of the Council Pro Tem, for the upcoming year.

CITY COUNCIL ASSIGNMENTS

Annually, in May, City Council reviews and reassigns representatives to the various boards and organizations.

Upon motion by Councilmember Enos-Martinez, seconded by Councilmember Scott and carried by roll call vote, Resolution No. 31-98, A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards and Organizations, was adopted.

CONSENT ITEMS

Upon motion by Councilmember Scott, seconded by Councilmember Payne and carried by roll call vote, the following Consent Items #1 through 5 were approved:

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the Regular Meetings April 1, 1998 and April 15, 1998, and the Special Meeting April 8, 1998

2. **Plat of Addition to Calvary Cemetery-Mausoleum Site**

A .45 acre site located north of Calvary Cemetery and east of the St. Anthony section has been platted and this authorization will allow lot sales to take place.

Action: Authorize the Mayor to Sign the Plat of "Addition to Calvary Cemetery-Mausoleum Site", and Authorize the Plat to be Recorded with the Mesa County Clerk and Recorder

3. **Amend the Grand Junction/Mesa County Metropolitan Planning Organization's 1997-2002 Transportation Improvement Plan Regarding Funding for the Clifton Overpass Project**

The TIP is developed cooperatively by the Grand Junction/Mesa County Metropolitan Planning Organization and contains all federally funded transportation projects in the urbanized

area initiated by Mesa County, Grand Junction, or the Colorado Department of Transportation. Annual adjustments of funds are made as required with input from the City, County and CDOT. This amendment increases the funding for the Clifton Overpass Project.

Resolution No. 32-98 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of an Administrative Amendment to the Fiscal Year 1997-2002 Transportation Improvement Plan

Action: Adopt Resolution No. 32-98

4. **Public Hearing - Vacating a Portion of a 10' Easement at 401 Dressel Drive** [File #VE-1998-051] **Attach**

The petitioner is requesting to vacate a portion of the easement located on the south side of 401 Dressel Drive which is a residential property in the Redlands. There are no current or anticipated utility needs for this portion of the easement. Staff recommends approval.

Proposed Ordinance Vacating a Portion of an Easement Located at 401 Dressel Drive

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 20, 1998

5. **Setting a Hearing on Rezoning Westwood Ranch Subdivision at 25 1/2 and F 1/2 Roads from RSF-R to PR-4.3** [File #RZP-1998-055]

The petitioner, Sonshine Construction, LLC, is requesting a rezone approval for 89 units (29 single family detached units; 60 attached single family units) located on approximately 21 acres north of F 1/2 Road and west of 25 1/2 Road with a proposed density of PR-4.3 (Planned Residential with a density of 4.3 units/acre). Planning Commission approved a preliminary plan for the development with conditions on April 14, 1998. Staff recommends approval.

Proposed Ordinance Rezoning Land at the Northwest Corner of F 1/2 Road and 25 1/2 Road from RSF-R to PR-4.3

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for May 20, 1998

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

PUBLIC HEARING - CREATING AND ESTABLISHING ALLEY IMPROVEMENT DISTRICT NO. ST-98, PHASE B - RESOLUTION NO. 33-98 - A RESOLUTION CREATING AND ESTABLISHING ALLEY IMPROVEMENT DISTRICT NO. ST-98, PHASE B, WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND JUNCTION, COLORADO, AUTHORIZING THE RECONSTRUCTION OF CERTAIN ALLEYS, ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR THE PAVING THEREON AND PROVIDING FOR THE PAYMENT THEREOF

Petitions have been submitted requesting a Local Improvement District to reconstruct the following 4 alleys:

1. North/South alley from Orchard to Walnut Ave between 6th and 7th St;
2. East/West alley from 8th to 9th St between White and Rood Ave;
3. East/West alley from 10th to 11th St between Grand and White Ave;
4. East/West alley from 9th to 10th St between Grand and White Ave;

All petitions have been signed by a majority of the property owners of the property to be assessed.

A hearing was held after proper notice. Rick Marcus, Engineering Technician, reviewed this item. The City has received no objections or counter petitions on the improvement district. The total cost to property owners for the improvements is approximately \$31,800 (22%). The cost to the City is approximately \$111,400 (78%).

Gordon Gardunio, 2030 N. 6th Street, requested consideration for speed bumps in the alley abutting his property. There are a lot of students coming out of Tope Elementary, as well as students from Grand Junction High School in vehicles. It's a race track. He was concerned about students using the alley as a shortcut.

High School students are driving on the alley now; improvements of concrete drives will invite more traffic. He was especially concerned with the intersection at 7th and Walnut that someone is going to get hurt.

Mayor Terry asked City Property Agent Tim Woodmansee to work with Mr. Gardunio to see what can be done to accommodate this request.

Councilmember Theobold said the City Manager needs to mention this concern to the Police Department as well for enforcement.

There were no other comments. The hearing was closed at 7:55 p.m.

Upon motion by Councilmember Sutherland, seconded by Councilmember Enos-Martinez and carried by roll call vote, Resolution No. 33-98 was adopted.

SALE OF CITY-OWNED BERRY PROPERTY LOCATED WEST OF 24 ROAD AND NORTH OF H ROAD

A private party has submitted a bonafide offer to purchase approximately 57 acres of City property located in the Appleton area west of 24 Road and north of H Road.

Upon motion by Councilman Payne, seconded by Councilmember Scott and carried, this item was tabled until Council can meet in executive session for further discussion.

OATHS OF OFFICE ADMINISTERED TO MAYOR AND MAYOR PRO TEM

City Clerk Stephanie Nye administered the Oaths of Office to Mayor Janet Terry and Mayor Pro Tem Reford Theobold.

ADJOURNMENT

Mayor Terry adjourned the meeting into executive session at 8:00 p.m. to discuss the new lawsuit concerning Sunset Village and for Council to instruct its negotiators regarding the proposed lease to TransColorado for a pipeline across the Grand Mesa. Mayor Terry announced Council will not return to regular session for formal action.

Stephanie Nye, CMC/AAE
City Clerk