

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

**June 17, 1998**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 17th day of June, 1998, at 7:34 p.m. in the City/County Auditorium at City Hall. Those present were Cindy Enos-Martinez, Gene Kinsey, Earl Payne and President of the Council Janet Terry. Jack Scott, Mike Sutherland and Reford Theobald were absent. 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 Kinsey led in the Pledge of Allegiance.

**APPRECIATION TO THE GRAND JUNCTION CITY COUNCIL FROM FRUITA MAYOR LYLE BALDWIN FOR ALLOWING LT. BOB KNIGHT TO ACT AS INTERIM POLICE CHIEF IN THE CITY OF FRUITA**

Fruita Mayor Lyle Baldwin had not arrived at the meeting to make the presentation.

**APPOINTMENTS TO THE DOWNTOWN DEVELOPMENT AUTHORITY**

Upon motion by Councilmember Kinsey, seconded by Councilmember Enos-Martinez and carried, Teresa Kareus was appointed to fill an unexpired term until June 30, 2001, and Mary Crumbaker was appointed to a four year term until June 30, 2002, and Chris Launer was reappointed to a four year term until June 30, 2002, to the Downtown Development Authority.

**APPOINTMENTS TO THE PARKS & RECREATION ADVISORY BOARD**

Upon motion by Councilmember Payne, seconded by Councilmember Kinsey and carried, R.T. Mantlo was appointed to a three year term until June 30, 2001 and Jamie Hamilton was reappointed to a three year term until June 30, 2001, on the Parks & Recreation Advisory Board.

**CITIZEN COMMENTS**

Bill Hugenberg addressed Council regarding H Road, between 7th and 12th Streets, and the speed and volume of traffic. It is an

accident waiting to happen. A three way stop is needed at 12th Street, and heavy truck traffic needs to be prohibited on H Road. Kids are using H Road as a drag strip from the airport. The speed limit needs to be reduced and more time devoted to traffic control.

Mr. Hugenberg also talked about the picture in the Daily Sentinel on the city hall remodel. He suggested that the City and County should work together and construct a joint city-county building. Seventy to 80% of the taxpayers are paying for both renovations. He felt the time might be right for joint construction. If such construction is not feasible, the public has a right to know why.

Councilmember Enos-Martinez said the County is constructing a justice center. She suggested Mr. Hugenberg talk to County Administrator Bob Jasper regarding the County's construction plans. Mr. Hugenberg said he did talk to the County and they sent him to the City Council.

Mayor Terry said the County has different mandates than the City regarding its justice center. The City will have on the agenda in two weeks a contract to keep city hall in its current location.

City Manager Mark Achen said the County has said that their administrative offices are low priority and it would be some time before they could even consider a joint administrative building. The County's priorities are the jail, sheriff's office, justice center and then the expanded facility on Pitkin Avenue for detention facilities.

Mayor Terry said the issue has been looked at by Council. The City is working toward combining the two governments on the same campus, not necessarily in the same building.

Councilmember Earl Payne added that it is cheaper to locate the new city hall building here at this location (250 N. 5th Street).

Mayor Terry said Mr. Hugenberg's H Road suggestions will be referred to Public Works staff.

**CONSENT ITEMS**

Upon motion by Councilmember Payne, seconded by Councilmember Enos-Martinez and carried by roll call vote, the following Consent Items #1 through #9 were approved:

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting June 3, 1998

2. **25 Road Storm Drain Project**

The following bids were received on June 9, 1998:

Mountain Region Corp., Grand Junction	\$592,638.10
Atkins & Associates, Grand Junction	\$428,449.73
Skyline Contracting, Grand Junction	\$399,909.33
Sorter Construction, Grand Junction	\$375,269.20
Downey Excavating, Montrose	\$333,881.62
Mendez, Inc., Grand Junction	\$322,717.70
M.A. Concrete Constr., Inc., Grand Junction	\$301,200.80
Engineer's Estimate	\$402,030.80

Action: Award Bid for 25 Road Storm Drain Project to M.A. Concrete Construction, Inc., in the Amount of \$301,200.80 and Authorize a Transfer of \$125,000 from General Fund Contingency

3. **Grand Junction/Mesa County Metropolitan Planning Organization FY1999 Regional Planning Contract**

Each year, the Metropolitan Planning Organization and the larger Mesa County Transportation Planning Region adopt a specific budget for the purpose of providing transportation planning for all of Mesa County. The funds for the budget come directly from the Colorado Department of Transportation. A joint resolution with Mesa County is required to accept the \$18,100 from CDOT.

Resolution No. 39-98 - A Joint Resolution of the County of Mesa and the City of Grand Junction Whereby the Board of County Commissioners and the City of Grand Junction Enter into an Agreement with the State Department of Transportation, Division of Transportation Development, for the Provision of Transportation Services

Action: Adopt Resolution No. 39-98

4. Setting a Hearing on Rezoning Property Located on the Southeast Corner of 27 1/2 Road and Redwood Court (Sequoia Subdivision) from RSF-8 to PR-5.0 [File #RZP-1998-072]

The applicant requests to subdivide an existing 4-duplex apartment complex into one duplex per lot and divide a 0.94 acre vacant parcel into one lot for future subdivision and/or development. The applicant originally requested a rezone to PR-5.3 for this proposal, which included development on the vacant parcel. This request has been modified to exclude development on the vacant parcel and therefore a rezone from RSF-8 to PR-5.0 is requested. A request to waive the public street standard for an existing private drive is also proposed and is to be considered at the second reading of the ordinance. Staff and the Planning Commission recommend approval with conditions.

Proposed Ordinance Rezoning Property to be Known as Lots 1-4, Sequoia Subdivision, Located at the Southeast Corner of 27 1/2 Road and Redwood Court from RSF-8 to PR-5.0

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

5. Setting a Hearing on Vacating an Easement in Canyon View Subdivision between South Camp Road and Granite Falls Way [File #VE-1998-091]

The applicant requests to vacate an ingress/egress easement located between South Camp Road and the west property line of Lot 6, Block 3, Canyon View Subdivision, Filing II. The easement has historically served as access from South Camp to landlocked parcels located west and north of the now developed Canyon View Subdivision. Alternate access to these parcels has been provided within the Canyon View Subdivision, Filings 1-6, and existing access easements outside of the subdivision. Staff recommends approval.

Proposed Ordinance Vacating an Ingress/Egress Easement within Canyon View Subdivision between South Camp Road and Lot 6, Block 3, Filing 2

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

6. **Setting a Hearing on Vacating an Alley Right-of-Way at the Northeast Corner of 7th Street and South Avenue (Mesa County Work Release)** [File #VR-1998-071]

The petitioner is requesting vacation of the south 125 feet of the north/south alley between Pitkin and South Avenues, between 6th and 7th Streets. This vacation is necessary to facilitate expansion of the Mesa County's Work Release Program (corrections facility). Staff recommends approval with the condition that the petitioner relocate the existing sewer line and provide the necessary utility easements in accordance with City standards.

Proposed Ordinance Vacating the South 125 Feet of the North/South Alley between Pitkin and South Avenues and between 6th and 7th Streets

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

7. **Setting a Hearing on Vacating an Easement at 546 23 Road (Del Monte Park Subdivision)** [File #VE-1998-089]

The petitioner is requesting vacation of a 10' wide water line easement that crosses Lot 9 of Del Monte Park Subdivision. The water line easement is not needed as indicated by Ute Water, thus Staff recommends approval.

Proposed Ordinance Vacating a Water Line Easement on Lot 9, Del Monte Park Subdivision

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

8. **Setting a Hearing on Rezoning Property Located at 2584 F Road from RSF-4 to B-1** [File #RZP-1998-086]

The applicant is requesting to rezone the property located at 2584 F Road from RSF-4 (Residential Single Family, 4 units per acre) to B-1 (Limited Business).

Proposed Ordinance Rezoning 2584 F Road from RSF-4 to B-1

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

9. **Revocable Permit for a Fence within the N. 6th Street Right-of-Way** [File #RVP-1998-096]

Consideration of a Resolution authorizing the issuance of a Revocable Permit to allow the petitioners to install and maintain a fence within the N. 6th Street right-of-way.

Resolution No. 40-98 - A Resolution Concerning the Issuance of a Revocable Permit to Reimer Development

*\*Action: Adopt Resolution No. 40-98*

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

---

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

**PUBLIC HEARING - REZONING THE PARCEL ON THE WEST SIDE OF 24 1/2 ROAD, NORTH OF F 1/4 ROAD (631 24 1/2 ROAD - STICKS & STONES) FROM RSF-R TO H.O. - ORDINANCE NO. 3060 REZONING PROPERTY LOCATED ON THE WEST SIDE OF 24 1/2 ROAD, 400 FEET NORTH OF F 1/4 ROAD (631 24 1/2 ROAD) FROM RSF-R TO H.O. [FILE #RZ-1998-031]**

The applicant requests to rezone the parcel west of 631 24 1/2 Road from RSF-R to H.O. (Highway Oriented) to allow the expansion of a landscape business. The Growth Plan Map supports a commercial use at this location. At the May 12, 1998 hearing, the Planning Commission recommended approval of this rezone request.

A hearing was held after proper notice. David Smuin, 4221 Purdy Mesa Road, representing Warren Dettmer of Sticks & Stones, gave Council an overview of the proposal. The rezone criteria was addressed. The Growth Plan recommends a commercial zone for this area.

Mayor Terry inquired about the current operations which include the operation of the helicopter. Mr. Smuin said the permit for the helicopter is still in effect and coming up for review shortly. However, Mr. Dettmer has never used that option.

Scott Harrington, Community Development Department, reviewed this item. He noted that the rezone meets the criteria in Section 4-4-4 of the Zoning & Development Code. Staff recommends approval of the rezone. A simultaneous administrative review of a replat is in process. The helicopter approval is still valid and up for review in the next few months.

There were no other comments. The Mayor closed the hearing at 7:51 p.m.

Upon motion by Councilmember Enos-Martinez, seconded by Councilmember Payne and carried by roll call vote, Ordinance No. 3060 was adopted on second reading, and ordered published.

**PUBLIC HEARING - 1998 ANNUAL UPDATE TO THE FIVE-YEAR CONSOLIDATED PLAN FOR THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

This Annual Update is prepared in conjunction with the start of a new Program Year for the City's CDBG program. It contains the Action Plan which describes which projects will be funded for the 1998 Program Year.

A public hearing was held after proper notice. David Varley, Assistant City Manager, reviewed this item including what is contained within the plan and the requirements of the City for administration of the plan. He advised that there is a 30 day review period following this public hearing.

Mayor Terry asked if the public comments needed to be in writing. Assistant City Manager Varley said yes, and they will then be included in the plan and submitted to HUD.

There were no other comments.

Upon motion by Councilmember Payne, seconded by Councilmember Enos-Martinez and carried, the 1998 Annual Update to the City's Consol- idated Plan was adopted.

**NON-SCHEDULED CITIZENS & VISITORS**

Steve Perot, 2502 N. 1st Street, went on record regarding the Gate House on N. 1st Street. He has been patient with the reconstruction of 1st Street. In November or December of 1996 he met with City staff and supported the 1st Street improvements. In February, 1997, he met again with the City. Sixteen months later

his property still has not been brought back to a reasonable condition. He has tried to address these issues and now comes before Council to make his appeal to reinstate his improvements. He has been promised that things will be handled, but has had things fall apart. He felt it was incumbent to become involved in order to protect his property as trees and roots were being removed unnecessarily by City workers and contractors. He requested Council look into the situation and expedite work on fences which are not reinstalled, irrigation systems which are not working correctly, missing sod, and strangers on his property, unexpectedly, at all times of the day. Mr. Perot did not expect a response tonight.

Mayor Terry thanked Mr. Perot, and asked Public Works to address the issues.

Mark Relph, Public Works Manager, said there are a lot of issues associated with Mr. Perot's property. He will look into the situation and try to resolve problems. That has always been the City's goal.

Mayor Terry asked Mr. Relph to report back to Council on the history of Mr. Perot's property and improvements. Councilmember Payne asked that the report include specifics.

City Manager Achen stated the Fruita Mayor is en route.

Mayor Terry said the meeting will officially adjourn. Council will accept Fruita Mayor Lyle Baldwin's appreciation informally.

**ADJOURNMENT**

The Mayor adjourned the meeting at 8:02 p.m.

Stephanie Nye, CMC/AAE  
City Clerk