

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

**March 1, 2000**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 1st day of March, 2000, at 7:39 p.m. at Two Rivers Convention Center. Those present were Cindy Enos-Martinez, Earl Payne, Jack Scott, Janet Terry, Reford Theobald, and President of the Council Gene Kinsey. Jim Spehar was absent. Also present were City Manager Mark Achen, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Kinsey called the meeting to order and Councilmember Payne led in the Pledge of Allegiance.

Rev. Hale, Spirit of Life Christian Fellowship, announced the National Day of Prayer, a City-wide prayer meeting, to be held on May 4, 2000, in the Gunnison Room at Two Rivers Convention Center, and invited Council to attend. The audience remained standing during the invocation by Jim Hale.

**PRESENTATION OF CERTIFICATE OF APPOINTMENT TO THE PLANNING COMMISSION TO JERRY AINSWORTH**

**CONSENT ITEMS**

Upon motion by Councilmember Scott, seconded by Councilmember Enos-Martinez and carried by roll call vote, the following Consent Calendar items #1 through #8 were approved:

1. **Minutes of Previous Meetings**

*Action: Approve the Minutes of the Special Meeting February 10, 2000*

2. **Purchase and Installation of Modular Furniture Systems in the New City Hall**

Council has previously approved the purchase of modular and common area furniture for City Hall. The furniture plan includes 38 complete workstations as well as some additional components to complement existing workstations. The plan includes furniture for common areas such as training, conference, hearing and lunchrooms as well as reception and lobby areas. The furniture has been selected in coordination with the overall interior design of the new building. The purchase will be made off of the State price agreement.

*Action: Award Contract for the Purchase and Installation of Modular Furniture Systems in the New City Hall to Office Outfitters & Planners, Inc. in the Amount of \$156,000*

3. **Parking Lot Expansion at Canyon View Park**

The parking lot expansion is needed to allow for additional parking required by the scheduling of the three new multi-purpose fields on the south end of Canyon View Park. The following bids were received on February 18, 2000:

Palisade Constructors, Palisade	\$158,187.64
Vista Paving, LLC, Grand Junction	\$142,789.19
Elam Construction, Grand Junction	\$153,769.00
United Companies of Mesa County, Inc., Grand Junction	\$129,494.15
G & G Paving Construction, Grand Junction	\$139,488.39
Precision Paving & Construction, Grand Junction	\$186,323.50

*Action: Award Contract for Construction of the Parking Lot Expansion at Canyon View Park to United Companies of Mesa County, Inc., in the Amount of \$129,494.15*

4. **Police Services for Mesa State College**

The Grand Junction Police Department will provide a Police Sergeant and three Police Officers to patrol the college campuses during the afternoon, evening and nighttime hours while classes are in session. During the summer vacation months the Police Officers and Sergeant would be assigned to other schedules and duties resulting from the annual summer increase in demands for police services. Mesa State College would pay approximately 75% of the personnel costs for the City providing the service.

*Action: Authorize the City Manager to Sign the Contract with Mesa State College for Police Services by the Grand Junction Police Department*

5. **Escrow Agreement for Horizon Drive Construction**

An agreement to allow the City to use \$219,000 (without triggering TABOR) from an adjacent development to pay part of the construction cost of the Horizon Drive reconstruction project.

*Action: Approve Escrow Agreement for Horizon Drive Construction*

6. **27 1/2 Road Reconstruction, Phase 3 (Includes Horizon Drive from 12th Street to G Road)**

The following bids were received on February 15, 2000:

M.A. Concrete Construction, Grand Junction	\$1,136,501.60
United Companies, Grand Junction	\$1,292,065.50
Bogue Construction, Fruita	\$1,297,349.90
Engineer's Estimate	\$1,178,528.50

*Action: Award Contract for 27 ½ Road Reconstruction, Phase 3, to M.A. Concrete Construction in the Amount of \$1,136,501.60*

7. **Ute Avenue and Pitkin Avenue (1st Street to 14th Street) Curb, Gutter and Sidewalk Replacement**

The following bids were received on February 22, 2000:

Mays Concrete, Grand Junction	\$195,645.00
Precision Paving, LLC, Grand Junction	\$189,541.50
G & G Paving, Grand Junction	\$187,187.00
Reyes Construction, Grand Junction	\$185,201.00
Vista Paving, Grand Junction	\$169,193.80
Engineer's Estimate	\$183,737.81

*Action: Award Contract for Ute Avenue and Pitkin Avenue Curb, Gutter and Sidewalk Reconstruction to Vista Paving, LLC, in the Amount of \$169,193.80*

8. **Setting a Hearing on White Willows Annexation Located at 2856 C 1/2 Road, 2851 and 2863 D Road** [File #ANX-2000-018]

The 40.41-acre White Willows Annexation area consists of three parcels of land. The owners of the property have signed a petition for annexation as part of a request for preliminary subdivision plat approval.

a. **Referral of Petition for Annexation, Setting a Hearing and Exercising Land Use Control and Jurisdiction**

Resolution No. 23-00 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on

Such Annexation and Exercising Land Use Control – White Willows Annexation Located at 2856 C ½ Road, 2851 and 2863 D Road and Including a Portion of the D Road Right-of-Way

*Action: Adopt Resolution No. 23-00 and Set a Hearing on April 5, 2000*

**b. Set a Hearing on Annexation Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, White Willows Annexation, Approximately 40.41 Acres, Located at 2856 C ½ Road, 2851 and 2863 D Road and Including Portions of the D Road Right-of-Way

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 5, 2000*

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

---

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

**PUBLIC HEARINGS - VACATIONS IN ARROWHEAD ACRES II FILING 2**

[FILE #FP-2000-008]

Request for approval of (1) vacation of a temporary access easement for the cul-de-sac turnaround at the end of B.4 Road; and (2) vacation of the remainder of the cul-de-sac right-of-way at the end of B.4 Road.

- (1) Ordinance No. 3238 – An Ordinance Vacating a Temporary Turnaround Access Easement for the B.4 Road Cul-de-Sac West of 28 ½ Road
- (2) Ordinance No. 3239 – An Ordinance Vacating a Portion of the B.4 Road Right-of-Way West of 28 ½ Road

The public hearing was opened at 7:46 p.m.

Petitioner Doug Fassbinder, 368 Independent Avenue, explained his request. He referred to the overhead for the locations of the two vacations. He indicated the circle is the turnaround and an additional easement was added to make it a full 50'. They would now like to vacate that easement and put in a road for the approved subdivision. The road will connect to B.4 Road.

City Attorney Dan Wilson said the portion of the road that will remain should be delineated in order to see the continuous right-of-way. The road continues through, and only the crescents are being vacated.

Senior Planner Kristen Ashbeck, Community Development Department, clarified what is being vacated by stating all of the red area as well as the yellow area is being vacated. B.4 Road will then be rededicated to connect to 28 ½ Road with Filing 2. City Attorney Wilson said this must be contingent on the rededication in Filing 2.

Councilmember Terry asked if a time limit can be placed on the platting and dedication. City Attorney Wilson said yes.

City Attorney Wilson asked if any of the lots have been sold. Ms. Ashbeck said it is not platted yet.

Councilmember Theobold verified that Lots 9 and 13, which will be directly impacted by the vacation, have not been platted. Ms. Ashbeck said yes.

Councilmember Theobold asked about the time frame for the next extension. Mr. Fassbinder said within one year.

City Attorney Wilson said he didn't understand the logic in vacating the piece of the road that will end up being the road. He suggested vacating everything except the road. Ms. Ashbeck said a new legal description would be required.

Councilmember Theobold said the reason for the cul-de-sac is because the other road does not exist today. That is the concern of the contingency. Mr. Fassbinder said the road cannot be platted until it is vacated.

Councilmember Theobold said if the economy takes a downturn and the filing doesn't get built, there will be no cul-de-sac. Access for emergency services could be affected.

Mr. Fassbinder said there is only one house between that and the main intersection. He felt it was not a critical issue.

Mr. Wilson suggested vacating everything but the road and have Mr. Fassbinder dedicate the balance of the roadway to the west by deed.

City Manager Mark Achen asked what the dedication accomplishes right now. Mr. Fassbinder said they need to vacate this before they can file a plat. Mr. Achen felt both could be done simultaneously.

Mr. Wilson thought Mr. Fassbinder was not going to plat for up to one year. Mr. Fassbinder said they plan to plat before one year, possibly within 60 days. Mr. Wilson said the vacations should be contingent on filing of the plat.

Councilmember Theobald asked which ordinance will be amended. Mr. Wilson said both ordinances should be contingent on the plat being recorded and the road being dedicated.

Councilmember Terry explained to Mr. Fassbinder the reason Council is being so thorough on this item is because of the awkward situation created in the Mesa View Retirement Center area.

There were no other public comments. The hearing was closed at 8:01 p.m.

Upon motion by Councilmember Theobald, seconded by Councilmember Terry and carried by roll call vote, Ordinances No. 3238 and 3239 were adopted, as amended, to be effective only upon the recording of the Final Plat for Filing 2, Arrowhead Acres II, to include the dedication of B.4 Road, within 90 days of publication of the ordinances, on second reading and ordered published.

## **OTHER BUSINESS**

### **St. Louis Sports Turf Award**

Parks & Recreation Director Joe Stevens recognized an award from St. Louis SportsTurf. Mr. Stevens said Ron Felt, City Forestry Department, assembled the presentation regarding Stocker Stadium for the award and was successful in receiving the Parks & Recreation award for the 1999 Football Field of the Year. Council congratulated Mr. Felt on the award.

### **Nations in Bloom Presentation**

Joe Stevens went forward with the presentation with the help of City Forestry Superintendent Mike Vendegna. Mr. Stevens said Mr. Vendegna gave an outstanding presentation during competition in Hamamatsu, Japan for the Nations in Bloom award. A brief video was presented for Council's view along with some slides. Tea and treats were also served during the presentation.

## **EXECUTIVE SESSION**

Mayor Kinsey announced the purpose of the executive session and said Council will not return with any decisions.

City Council adjourned into executive session at 8:58 p.m. to discuss:

- (1) Property Acquisitions (Layton Bros./Hansen Container)
- (2) Contract Negotiations with Purdy Mesa
- (3) Potential Litigation

**ADJOURNMENT**

The meeting adjourned at 8:58 p.m.

Stephanie Nye, CMC  
City Clerk