

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

July 19, 2000

The City Council of the City of Grand Junction, Colorado, convened into regular session the 19th day of July, 2000, at 7:33 p.m. at Two Rivers Convention Center. Those present were Cindy Enos-Martinez, Earl Payne, Jack Scott, Jim Spehar, Janet Terry, Reford Theobold, and President of the Council Gene Kinsey. Also present were Interim City Manager David Varley, City Attorney Dan Wilson and Senior Administrative Assistant Christine English.

Council President Kinsey called the meeting to order and Councilmember Payne led in the Pledge of Allegiance. The audience remained standing during the invocation by Jim Hale, Spirit of Life Christian Fellowship.

PROCLAMATIONS / RECOGNITIONS

PROCLAMATION DECLARING JUNE 22, 2000 AS "ANDREW MARTINEZ, NATIONAL MARBLE CHAMPION KING DAY" IN THE CITY OF GRAND JUNCTION

PROCLAMATION DECLARING JULY 21, 2000 AS "JACK AND LENA SCOTT DAY" IN THE CITY OF GRAND JUNCTION

RECOGNITION OF CITY EMPLOYEE DAN TONELLO, INDUSTRIAL PRE-TREATMENT COORDINATOR, FOR HIS ASSISTANCE IN CONVICTING VIOLATORS OF THE CLEAN WATER ACT, AS PART OF THE CITY'S INDUSTRIAL PRE-TREATMENT PROGRAM

APPOINTMENTS

Upon motion by Councilmember Payne, seconded by Councilmember Enos-Martinez and carried, Lena Elliot was reappointed and Bernie Goss was appointed to the Parks and Recreation Advisory Board for three-year terms.

Upon motion by Councilmember Theobold, seconded by Councilmember Spehar and carried, Mark Williams was appointed to the Board of Appeals.

CONSENT ITEMS

Upon motion by Councilmember Terry, seconded by Councilmember Spehar and carried by roll call vote, the following Consent Calendar Items #1 through #11 were approved.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting July 5, 2000

2. **Remodel of the Grand Junction Police Department**

The Police Station Remodel consists of removing and replacing walls, carpet and ceiling tile, and the necessary modifications to the electrical and mechanical systems.

The following bids were received on July 13, 2000:

K & G Construction, Grand Junction	\$76,600
KD Construction, Grand Junction	\$89,500

Action: Award Contract for Remodel of the Grand Junction Police Department to K & G Construction in the Amount of \$76,600

3. **DOE Lift Station Replacement**

Replacement of the lift station will be funded entirely by the U.S. Department of Energy.

The following bids were received on July 11, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
R. W. Jones Construction, Inc.	Fruita	\$50,515.00
Mountain Valley Contracting, Inc.	Grand Junction	\$69,675.00
Engineer's Estimate		\$38,540.00

Action: Award Contract for DOE Lift Station Replacement to R.W. Jones Construction, Inc., in the Amount of \$50,515

4. **Horizon Drive Interceptor Replacement/Rehabilitation**

The following bids were received on July 11, 2000:

<u>Contractor</u>	<u>From</u>	<u>Option A - Replacement</u>	<u>Option B - CIPP</u>	<u>Option C – fold-n-form</u>
WSU Inc	Breckenridge		\$125,786.00	
Insituform Technologies	Denver		\$130,536.00	
Tele-environmental Systems	Glenwood Springs			\$187,516.00
M.A. Concrete	Grand Junction	\$191,886.00		
Taylor Constructors	Grand Junction	\$206,553.60		
Engineer's Estimate		\$189,069.00	\$173,595.00	\$158,735.00

Action: Award Contract for Horizon Drive Interceptor Replacement/Rehabilitation to WSU, Inc., in the Amount of \$125,786 and Appropriate an Additional \$35,000 from Fund 904

5. **Lease Renewal with Mesa National Bank (131 N. 6th Street) for the Police Department's Polygraph Testing Facility**

The proposed lease renewal will be for a period of one year. Rent for the proposed one year term is \$1,320.

Resolution No. 72-00 – A Resolution Authorizing the Lease by the City of Office Space Located at 131 North 6th Street

Action: Adopt Resolution No. 72-00

6. **Construction Change Order for the 1999-B Alley Improvement District and 2000 Alley Improvement District**

The contract price for the construction of the 1999-B Alley Improvement District and 2000 Alley Improvement District was sufficiently below the budget to allow the reconstruction of an additional alley under this year's budget. Alley Improvement District 2000 Phase B was created by City Council on June 7, 2000, authorizing the reconstruction of the Ute/Colorado Alley from 10th Street to 11th Street. Mays Concrete has agreed to reconstruct the additional alley at the unit prices in the contract. The Change Order also includes \$2100 for additional work on two of the alleys in the current contract.

Action: Approve Construction Change Order for the 1999-B Alley Improvement District and 2000 Alley Improvement District with Mays Concrete, Inc., in the Amount of \$67,129.10

7. **Setting a Hearing on Zoning Morrill Annexation to I-1 (Light Industrial), Located at 2980 Gunnison Avenue** [File #ANX-2000-108]

The .689-acre parcel is adjacent to property located within the City. The petitioner desires to construct an industrial building on the site. Under the terms of the Persigo Agreement, the City shall zone land consistent with the adopted Growth Plan Future Land Use Map and/or consistent with Mesa County zoning. The proposed I-1 zoning is consistent with the adopted Growth Plan future Land Use Map and adjacent County zoning.

Proposed Ordinance Zoning the Morrill Annexation to I-1 (Light Industrial), Located at 2980 Gunnison Avenue

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for August 2, 2000

8. **Setting a Hearing on Correction to Zoning of Cherryhill Subdivision, Located on the East Side of 26 1/2 Road, North of F 1/2 Road** [File #FPP-1998-202]

A request to correct the recently adopted zoning map to zone the Cherryhill Subdivision to RSF-4, as it was previously zoned.

Proposed Ordinance Correcting Zoning of the Cherryhill Subdivision

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for August 2, 2000

9. **Acknowledging Defense of Police Officer Geraldine Earthman**

A resolution indemnifying Officer Geraldine Earthman from damages in a lawsuit filed against her in a personal capacity. The suit results from the arrest of a wanted person.

Resolution No. 73-00 - A Resolution Acknowledging Defense of Officer Geraldine Earthman in Civil Action No. 00 S 5236

Action: Adopt Resolution No. 73-00

10. **Setting a Hearing on Amending the City Code of Ordinances, Chapter 36, Regarding SALT Parking Enforcement**

The Model Traffic Code is being amended to allow for parking violations to be photographically recorded which allows the Police Department and/or the City Attorney to issue/prosecute parking citations and to allow for the mailing of the parking citation to the registered owner of the vehicle.

Proposed Ordinance Amending Chapter 36 of the City of Grand Junction Code of Ordinances

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for August 2, 2000

11. **Mayor to Sign An Employment Contract with a City Manager**

The City Council has concluded their selection process for a new City Manager and is prepared to authorize Mayor Gene Kinsey to execute an employment contract.

Action: Authorize the Mayor to Sign an Employment Contract with a City Manager

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

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

Public Hearing – Rezoning the Scariano/Williams Property Located between 428 Ridgewood Lane and Monument Little League Ball Fields from RMF-12 to CSR [File #RZ-2000-094]

The City of Grand Junction, representing the owner, proposes to rezone a 1.86-acre parcel from RMF-12 to CSR (Community Services & Recreation). The parcel is located between 428 Ridgewood Lane to the east and Monument Little League ball fields to the west. The CSR zone district is proposed because the parcel is landlocked and serves as a buffer between the two uses. At its June 13, 2000 hearing the Planning Commission recommended approval of this rezone request.

The public hearing was opened at 7:48 p.m.

Kathy Portner, Planning Manager, reviewed this item. Ms. Portner stated the reason for the boundary line adjustment is that the owner wants to sell some of the property to the

Monument Little League for future expansion, and that a property owner on the other side, which is labeled as the Mesa County Pioneer Extension Canal has purchased the remaining smaller piece. Because it is separated by the canal, it can not be legally connected. The resulting piece is very steep and lies between the canal and a drainage ditch. There was an easement recorded at the time of the boundary line adjustment allowing access through the Monument Little League parcel for the purpose of weed maintenance and fire suppression, but not for legal access for development. This zone district raises a red flag if someone is interested in developing this piece of property. It is a unique zone district. Staff recommends that the ordinance be specific that the only potential use for this piece of property would be a residential structure if they could obtain legal access. The deeds that were recorded with this piece have a very clear note on them that states it is landlocked and can not be developed until legal access, that satisfies the City requirements, is obtained. Staff recommends the CSR zoning.

City Attorney Wilson stated this is a boundary line adjustment. If it has any potential future use it would be as a single family residential. If the rezone is approved, he recommends using the language which states that the CSR use would be only as a single family residential if access and other site issues are addressed at the time. The parcel is technically landlocked.

There were no comments. The hearing was closed at 7:58 p.m.

Ordinance No. 3276 – An Ordinance Zoning a Landlocked Parcel from RMF-12 to CSR, Located West of 428 Ridgewood Lane

Upon motion by Councilmember Theobold, seconded by Councilmember Spehar with the condition that the language suggested by Mr. Wilson be added, and carried by roll call vote, Ordinance No. 3276 was adopted on second reading and ordered published.

PUBLIC HEARING – VARIANCE REQUEST FOR DESERT HILLS ESTATES SUBDIVISION [File #FPP-2000-057]

The applicant requested a variance to be allowed to install street lighting at the roadway intersections at South Broadway and where Escondido Circle loops back into itself. The previously filed appeal on the final plat has been withdrawn.

Rob Katzenson, LanDesign, 259 Grand Avenue, spoke for the applicant, Tierra Ventures, LLC. A variance on the lighting standards is being requested. They are asking that two shielded street lights be located one at the intersection of the proposed Escondido Circle and South Broadway, and one where Escondido Circle loops back on itself, so street lighting will be provided for the necessary safety issues, but it will not be excessive retaining the “night sky” issues associated at that location.

Councilmember Theobald asked if the Public Works and Community Development Departments were satisfied with the safety on the road with the proposed lighting.

Kathy Portner, Planning Manager, stated Staff supports and recommends approval .

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

Upon motion by Councilmember Terry, seconded by Councilmember Payne and carried by roll call vote, the variance from street lighting standards was approved.

EXECUTIVE SESSION

Upon motion by Councilmember Payne, seconded by Councilmember Terry and carried, Council went into executive session to discuss right-of-way acquisitions, property negotiations and ongoing negotiations at 8:03 p.m. with Council not intending to reconvene.

ADJOURNMENT

The meeting was adjourned into executive session at 8:05 p.m.

Christine English
Senior Administrative Assistant