

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

**October 4, 2000**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 4th day of October, 2000, at 7:32 p.m. at the City Auditorium, 250 N. 5<sup>th</sup> Street. Those present were Earl Payne, Jack Scott, Jim Spehar, Janet Terry, Reford Theobold, and President of the Council Gene Kinsey. Cindy Enos-Martinez was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson, and City Clerk Stephanie Nye.

Council President Kinsey called the meeting to order and Councilmember Theobold led in the Pledge of Allegiance. The audience remained standing during the invocation by Miriam Greenwald, Para-Rabbinic Fellow, Representing the Jewish Community.

**ADMINISTER OATH OF OFFICE TO NEW CITY MANAGER KELLY E. ARNOLD**

The Mayor administered the Oath of Office to City Manager Kelly E. Arnold.

**PROCLAMATION DECLARING OCTOBER 7, 2000 AS "OKTOBERFEST DAY" IN THE CITY OF GRAND JUNCTION**

**PROCLAMATION DECLARING OCTOBER 11, 2000 AS "SAVE TODAY" IN THE CITY OF GRAND JUNCTION**

**PRESENTATION OF CERTIFICATE OF APPOINTMENT TO NEWLY APPOINTED MEMBER , WALID BOU-MATAR, OF THE RIVERFRONT COMMISSION**

**CONSENT ITEMS**

Upon motion by Councilmember Payne, seconded by Councilmember Scott and carried by roll call vote, the following Consent Items #1 through #11 were approved:

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the Regular Meeting September 20, 2000*

2. **Amending the Signatories on the City's Bank Accounts**

New City Manager Kelly E. Arnold needs to be added as an authorized signatory on the Alpine Bank accounts. Approval of the resolution will authorize a change

removing David Varley and adding Kelly E. Arnold as a signatory on the Payroll and Accounts Payable clearing accounts.

Resolution No. 93-00 - A Resolution Amending Resolution No. 66-00, Passed and Adopted by the City Council July 5, 2000, that Modified Section (d) of Resolution No. 69-98 Relative to Authorized Signatures

*Action: Adopt Resolution No. 93-00*

3. **Renewal of Davis Lease for Somerville, Anderson and Click Ranches**

The current ranch lease on the City-owned Somerville, Anderson and Click ranches to Cliff and Judy Davis expired May, 2000. The City Council conducted interviews of potential lessees in August of last year and directed staff to negotiate a lease renewal with the Davises. The proposed resolution ratifies the Interim City Manager's approval of the lease agreement.

Resolution No. 94-00 – A Resolution Ratifying the Interim City Manager's Signature on the Davis Lease Renewal for the Somerville, Anderson and Click Ranches

*Action: Adopt Resolution No. 94-00*

4. **Alley Improvement District No. ST-01, Phase A**

Petitions have been submitted requesting a Local Improvement District be created to reconstruct the following five alleys:

East/West Alley from 8<sup>th</sup> to 9<sup>th</sup>, between Chipeta Avenue and Ouray Avenue  
East/West Alley from 9<sup>th</sup> to 10<sup>th</sup>, between Colorado Avenue and Ute Avenue  
East/West Alley from 10<sup>th</sup> to 11<sup>th</sup>, between Main Street and Colorado Avenue  
East/West Alley from 10<sup>th</sup> to 11<sup>th</sup>, between Hill Avenue and Teller Avenue  
"T" shaped Alley from 18<sup>th</sup> to 19<sup>th</sup>, between Elm Avenue and Bunting Avenue

The proposed resolution is the first step in the formal process for creating the proposed Improvement District. A hearing to allow public comment for or against the proposed Improvement District is scheduled for the November 15<sup>th</sup>, 2000 City Council meeting.

Resolution No. 95-00 – A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create within Said City Alley Improvement

District No. ST-01, Phase A, and Authorizing the City Engineer to Prepare Details and Specifications for the Same

*Action: Adopt Resolution No. 95-00 and Set a Hearing for November 15, 2000*

5. **Revocable Permit to Mesa State College to Allow the Installation of Buried Communications Lines across Public Right-of-Way for North 12<sup>th</sup> Street**

The Mesa State College Foundation has acquired the property located at the northeast corner of 12<sup>th</sup> Street and Kennedy Avenue for education purposes. Mesa State College is proposing to extend communications lines from the main campus to the subject property by boring under the public right-of-way for North 12<sup>th</sup> Street.

Resolution No. 96-00 – A Resolution Authorizing the Issuance of a Revocable Permit to Mesa State College Foundation

*Action: Adopt Resolution No. 96-00*

6. **Amendment to the Transportation Improvement Plan**

The Transportation Improvement Plan (TIP) is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. It is based on the adopted 2020 Regional Transportation Plan. The TIP's purpose is to carry out continuing, comprehensive, and cooperative transportation planning. The proposed resolution amends the Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006 Transportation Improvement Plan (TIP).

Resolution No. 97-00 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Administrative Amendments to the Fiscal Year 2001-2006 Transportation Improvement Program

*Action: Adopt Resolution No. 97-00*

7. **Setting a Hearing on the Adoption of 2000 International Building Codes**

The proposed ordinance is for the adoption of the National Electric Code and the family of 2000 International Codes to include: International Building, Residential, Fire, Mechanical, Fuel Gas, Property Maintenance, and Energy Conservation Code. The ordinance also adopts the 2000 Uniform Plumbing Code. The City of Grand Junction is currently using the 1994 Editions of the Uniform Codes.

Proposed Ordinance of the City of Grand Junction, Colorado, Adopting and Amending the Latest Edition of the International Building Code, the Uniform Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electric Code, and the International Energy Conservation Code to be Applied Throughout the City of Grand Junction with Certain Amendments Regulating the Erection, Construction, Enlargement, Alteration, Repair, Moving, Removal, Demolition, Conversion, Occupancy, Equipment, Use, Height, Area and Maintenance of all Buildings or Structures in the City of Grand Junction; Providing for the Issuance of Permits and Collection of Fees Therefor; Authorizing Fees to be Set by Resolution and Providing for Penalties for the Violation Thereof and Repealing All Other Ordinances and Parts Of Ordinances in Conflict Herewith.

*Action: Adopt Proposed Ordinance and Set a Hearing for November 1, 2000*

8. **Setting a Hearing on Zoning Brutsche Annexation to PD, Located North of F<sup>3</sup>/<sub>4</sub> Road at 20<sup>1</sup>/<sub>2</sub> Road** [File #ANX-2000-143]

The applicant requests to revise the Preliminary Plan for the remaining filings of the Independence Ranch Subdivision by adding a 10 acre parcel that is being annexed into the City. Upon annexation the parcel and the remaining filings of Independence Ranch will be zoned to PD (Planned Development) with an overall density of 1.7 dwellings per acre. At its September 19, 2000 hearing, the Planning Commission recommended approval of this request.

Proposed Ordinance Zoning Independence Ranch Filings 7-13, Located North of F 3/4 Road at 20 1/2 Road to City PD

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 18, 2000*

9. **Setting a Hearing on Zoning the Ephemeral Resources Annexation to RSF-R, Located at 29 5/8 Road and D Road** [File #ANX-2000-144]

First reading of the zone of annexation for the 100.86-acre Ephemeral Resources Annexation located at the southwest corner of 29 5/8 Road and D Road and includes portions of the 29 Road and D Road rights-of-way.

Proposed Ordinance Zoning the Ephemeral Resources Annexation to RSF-R, Located at 29 5/8 Road and D Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 18, 2000*

10. **2000 Community Development Block Grant Subrecipient Contract with Grand Valley Catholic Outreach**

This contract formalizes the City's award of \$130,000 to the Grand Valley Catholic Outreach for acquisition of the Homeless Day Center located at 302 Pitkin Avenue. These funds come from the City's 2000 Community Development Block Grant Program.

*Action: Authorize the City Manager to Sign the 2000 Community Development Block Grant Subrecipient Contract with the Grand Valley Catholic Outreach*

Staff presentation: David Varley, Assistant City Manager

11. **Existing Industry Incentive Request**

Existing Business Expansion Incentive Committee request for \$47,200 in expansion funds for Hamilton Sundstrand.

*Action: Approve Existing Business Expansion Incentive Committee's Request for \$47,200 in Expansion Funds for Hamilton Sundstrand*

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

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

**PUBLIC HEARING - VACATING A PORTION OF 25 ROAD AND F 1/2 ROAD RIGHT-OF-WAY (GARRETT ESTATES SUBDIVISION) [FILE #FP-2000-128]**

The developer of Garrett Estates Subdivision requests to vacate a portion of excess right-of-way for 25 Road and F 1/2 Road that is not needed per the Major Street Plan. The vacated right-of-way will be incorporated into the final plat of Garrett Estates, a 55-lot single family development on approximately 12.16 acres at the northeast corner of 25 Road and F 1/2 Road.

The Mayor opened the hearing at 7:40 p.m.

Pat O'Connor, engineer with Banner Associates, 2777 Crossroads Blvd., stated both 25 Road and F 1/2 Road are currently designated collector streets. A collector is required to

have 60 feet of right-of-way. The current right-of-way along the western boundary of Garrett Estates on 25 Road is 80 feet. The right-of-way along the southern boundary on F ½ Road is 66 feet. He requested a reduction in those rights-of-way for half-street improvements.

Bill Nebeker, Senior Planner, Community Development Department, concurred with Mr. O'Connor's presentation. Staff found the vacation conforms with criteria in Section 2-11(c) of the Zoning and Development Code, and recommended approval. The ordinance has been written so it does not become effective until the plat is recorded. If this property was not vacated, there would simply be excess right-of-way that would later have to be maintained by the Homeowners Association. He could see no reason to retain the additional right-of-way.

Councilmember Spehar asked if it is normal procedure, when vacating right-of-way, that it revert to the adjoining property owners. Bill Nebeker said yes.

There were no other comments. The hearing was closed at 7:50 p.m.

Ordinance No. 3294 – An Ordinance Vacating a Portion of 25 Road and F ½ Road adjacent to Garrett Estates Subdivision

Upon motion by Councilmember Theobald, seconded by Councilmember Spehar and carried by roll call vote, Ordinance No. 3294 was adopted on second reading and ordered published.

## **OTHER BUSINESS**

### **Explanation of Short Meeting**

Councilmember Payne asked the Mayor to explain why this meeting was so short. Mayor Kinsey said public notice was made on tonight's items. The Monday night workshop is held to consider and discuss these items with an opportunity for public input. Formal hearings are fully discussed at the regular Council meeting.

Councilmember Theobald highlighted the consent item regarding the existing industry incentive request. He explained that the perception is that Council does nothing for existing businesses that are currently in the valley, but it does as with this request which was for Hamilton Sundstrand, an existing business. There is also a perception that MCEDC funds does not require high paying jobs. Actually Council wants high paying jobs. In this case, some of the jobs will average \$15/hour, with some averaging \$25/hour. Those salaries are far in excess of the standards set by the MCEDC. Sundstrand employs approximately 270 people.

**Open House Scheduled for New City Manager Kelly Arnold**

Councilmember Theobald announced there will be an open house on Monday, October 30, 2000 from 4:00 to 6:00 p.m., at City Hall, so the community can welcome the new City Manager Kelly Arnold. The regularly scheduled workshop will follow at 7:00 p.m.

**Committed Area Map for Development**

City Attorney Dan Wilson noted the Planning Department has prepared a draft of what Staff thinks might be the committed areas within the 201 boundary. This relates to Amendment #24 which will be on the November ballot. It is apparent from the work done by the department that there are so many parcels with so much history that it is going to be difficult to know which areas are subdivided, and which areas have water and sewer. If property owners have a question, they should take a look at the map and inquire.

**ADJOURNMENT**

The Mayor adjourned the meeting at 7:58 p.m.

Stephanie Nye, CMC  
City Clerk