

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

January 3, 2001

The City Council of the City of Grand Junction, Colorado, convened into regular session the 3rd day of January, 2001, at 7:30 p.m. at the City Hall Auditorium, 250 N. 5th Street. 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 City Manager Kelly Arnold, Assistant City Attorney John Shaver, 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 Harriet Torphy, Minister at Large (Children's Ministry), Grand Junction Church of Religious Science.

ANNOUNCEMENTS / RECOGNITIONS

The Mayor recognized Boy Scout Troop 345.

Mayor Kinsey announced the Colonial Heights item would be continued until January 17, 2001.

APPOINTMENTS TO THE GRAND JUNCTION PUBLIC FINANCE CORPORATION

Upon motion by Councilmember Theobold, seconded by Councilmember Enos-Martinez and carried, Kelly E. Arnold was appointed and Dr. Lynn James was reappointed to the Grand Junction Public Finance Corporation for three-year terms.

CONSENT ITEMS

Upon motion by Councilmember Payne, seconded by Councilmember Scott and carried by roll call vote, the following Consent Items # 1 through 6 were approved:

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the Regular Meeting December 20, 2000

2. **Employee Long Term Disability, Group Life and Supplemental Insurance**

The recommended insurance company agreed to provide firm rates for a period of 3 years on all requested coverage. The following insurance companies participated in an oral interview process:

The Standard Insurance Company
 National Insurance Services
 Rocky Mountain Life/Anthem Life

Portland, Oregon
 Brookfield, Wisconsin
 Denver, Colorado

Action: Award Contract for Employee Long Term Disability, Group Life and Supplemental Insurance to Standard Insurance Company in the amount of \$240,000 (Estimated Premiums) Annually for the Period of February 1, 2001 through January 31, 2004, Subject Annual Appropriation Extension Terms and Conditions

3. **VCB Special Events Funding**

Eight applications for Special Events funding were received by the November 7, 2000 deadline. The VCB Board recommends funding the following events:

Kokopelli Adventure Race	\$3,000
Rocky Mountain Open Golf Tournament	\$5,000 (with stipulations)
Chet Peach Ride, Race & Roast	\$1,750 (with stipulations)

Action: Approve VCB Funding of Three Special Events to a Maximum of \$9,750

4. **Horizon Drive Bike and Pedestrian Trail, 7th to 12th Street**

The following bids were received on November 28, 2000:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
Skyline Contracting, Inc.	Grand Jct.	\$302,139.50
R.W. Jones	Fruita	\$313,845.00
Precision Paving	Grand Jct.	\$331,040.45
Sorter Construction	Grand Jct.	\$354,344.50
Bogue Construction	Fruita	\$355,947.46
Colorado West Leasing	Grand Jct.	\$389,998.62
General Concrete Contractors	Brighton, CO	\$411,480.14
Engineer's Estimate		\$297,241.50

Action: Award Contract for Horizon Drive Bike and Pedestrian Trail, 7th to 12th Street, to Skyline Contracting, Inc. in the Amount of \$302,139.50 and Authorize the Transfer of \$91,000 from the South Camp Road Trail Project

5. **Transportation Study for State Highway 340**

The purpose of the transportation study is to specifically identify needed improvements to State Highway 340 and the local road system in the Redlands area. Because the area of study spans several jurisdictional boundaries, the Regional Transportation Planning Office is taking the lead in overseeing the study.

Resolution No. 1-01 – A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning the “Contract for Project C 340A-008, SH 340 Transportation Study”

Action: Adopt Resolution No. 1-01

6. **MPO FY 2001 Consolidated Planning Grant Certification and Assurances**

The FY 2001 Annual CPG Certifications and Assurances for the MPO are required to be adopted by joint resolution with Mesa County for each annual contract. The contract allows the Grand Junction/Mesa County Metropolitan Planning Organization to accept federal funds to carry out urban transportation and programming responsibilities mandated by the U.S. Department of Transportation.

Resolution No. 2-01 – A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning the Signing of the Fiscal Year 2001 Consolidated Planning Grant Certifications and Assurances

Action: Adopt Resolution No. 2-01

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

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

**SETTING A BALLOT TITLE FOR THE APRIL 3, 2001 ELECTION REGARDING
RETAINING REVENUES AS DEFINED BY ARTICLE X, SECTION 20 OF THE
COLORADO CONSTITUTION**

After two months of Council workshops, a resolution for setting a ballot question on April 3, 2001 for retaining revenues under the TABOR refunding mechanisms is proposed. Councilmembers Terry and Spehar developed the ballot question. Councilmember Spehar explained how the proposed draft wording for the question came about. Some discussion took place in the earlier 6:00 p.m. workshop.

City Manager Arnold stated Staff does not have any new information to present that has not been previously discussed. He identified the highlights of the question as presented.

City Clerk Stephanie Nye stated some deadlines and dates relative to the election.

Councilmember Terry explained to the Council the rationale of the proposed wording. She proposed the projects be listed in the recitals of the resolution rather than being included in the ballot question.

Mayor Kinsey pointed out that property tax will not be de-bruced and any excess will be refunded to property owners. On the other hand, sales tax, which is partially generated by visitors to the area, is the target of the question and excess will not be refunded if the proposal is adopted.

Councilmember Terry suggested the proposed wording under the recitals, to be in the last paragraph, at the end, in the following sentence, "At this time the capital projects identified are 29 Road viaduct, new fire station operational costs, annual park development, public safety training facility, and relocation of Fire Station No. 1."

Councilmember Theobold suggested that the new station be included but not the relocation of Fire Station No. 1.

Councilmember Spehar stated the projects listed are ones Council would like to see accomplished in the near term. He felt it would not be prudent, in the long term, to tie the hands of future Councils.

Councilmember Terry agreed to delete the relocation of Fire Station No. 1.

Councilmember Spehar suggested that a representative from Public Works explain the D Road and storm drainage projects to help determine if they should be added to the list.

Mark Relph, Director of Public Works & Utilities, responded that D Road improvements would link the 29 Road corridor with the south downtown area as part of the long-term loop system. Regarding the storm drainage, Public Works has identified the magnitude of improvements necessary to address the current deficiencies (\$50 million total), and has made detention facilities the highest priority.

Councilmember Terry agreed to leave the list as stated above.

Councilmember Spehar stated that by including six items, funded projects would be targeted for the first 10 years of the fifteen-year period.

Councilmember Scott said he felt it was appropriate to include all six items.

Councilmember Terry amended the list to include D Road and storm drainage.

Resolution No. 3-01 – A Resolution Setting a Title and Submitting to the Electorate on April 3, 2001 a Measure to Retain and Spend Revenues as Defined by Article X, Section 20 of the Colorado Constitution

Upon motion by Councilmember Theobald, seconded by Councilmember Spehar and carried by roll call vote Resolution 03-01 was adopted as amended by adding to the last paragraph the following: “The capital improvements identified by Council at this time are 29 Road viaduct, new fire station operations, parks development and maintenance, a public safety training facility, D Road 5th to 29 Road and storm drainage improvements.” and to the ballot question add the words “of those projects” immediately following “related operational costs”.

Council emphasized that this is only if there are indeed excess revenues as predicted by the Finance Director. With an economic downturn, those revenues may not materialize. The excess funds as predicted in the first few years are not significant.

PUBLIC HEARING - REZONING COLONIAL HEIGHTS PROPERTY, LOCATED AT THE SOUTHEAST CORNER OF 25 ROAD AND G ROAD, FROM PD-4.4 TO RMF-8
[File #RZ-2000-179] – Continue to January 17, 2001 Meeting

The petitioner is requesting approval of a rezone of a 46.8-acre parcel located on the southeast corner of 25 Road and G Road. The current zoning is PD 4.4 units per acre. The petitioner is requesting a zoning of RMF-8, Residential Multi-family 8 units per acre. The Planning Commission recommended denial of the zoning request. The petitioner is requesting a continuance of the hearing in order for staff and the applicant to discuss zoning options for the proposed plan.

Mayor Kinsey opened the public hearing at 8:00 p.m.

Comments on the continuance were solicited. There were none. The public hearing was closed at 8:01 p.m.

Proposed Ordinance Rezoning a Parcel of Land Located at the Southeast Corner of 25 Road and G Road from PD-4.4 to RMF-8

Upon motion by Councilmember Spehar, seconded by Councilmember Scott and carried, this item was continued to January 17, 2001.

PUBLIC HEARING - AMENDING THE ZONING ORDINANCE FOR REDLANDS MESA

[File #FP-2000-219]

A request to revise the zoning ordinance for Redlands Mesa to increase the maximum size of the golf clubhouse from 6,000 square feet to 9,000 square feet.

Mayor Kinsey opened the public hearing at 8:01 p.m.

Kathy Portner, Planning Manager, reviewed the proposal. The applicant has decided to build a two-story clubhouse. The Planning Commission has recommended approval.

Doug Theiss, engineer, representing the owners, stated the first floor is about the same and there is an unfinished walkout basement.

There were no public comments. The public hearing was closed at 8:04 p.m.

Ordinance No. 3323 – An Ordinance Amending the Zoning Ordinance for Redlands Mesa

Upon motion by Councilmember Payne, seconded by Councilmember Enos-Martinez and carried by roll call vote, Ordinance No. 3323 was adopted on second reading and ordered published.

PUBLIC HEARING - REZONING PROPERTY ADJACENT TO MESA STATE COLLEGE FROM RMF-8 AND B-1 TO CSR [File #RZ-2000-209]

The petitioner is requesting rezoning 6 parcels adjacent to Mesa State College from RMF-8 and B-1 to CSR. Mesa State College or the Mesa State Foundation owns all parcels.

Mayor Kinsey opened the public hearing at 8:05 p.m.

Joe Carter, Associate Planner, reviewed this item. He stated both staff and Planning Commission recommended approval.

Councilmember Spehar asked if future development would require further review. Mr. Carter said yes, it would. Mesa State College parcels have been designated as CSR on the newly adopted zoning map.

Councilmember Terry noted on the report that the parcels along 12th Street are to be used for parking, however, there is an existing building. She asked if the existing building would remain. Mr. Carter answered that the building is intended to stay and parking will be expanded further east.

Councilmember Terry asked if these newly acquired properties were included in the master plan previously reviewed by Council Mr. Carter answered yes.

Ron Gray, Director of Facilities, Mesa State College, reiterated the parcels were included in the College's master plan for expansion. Some structures along College Place will be razed. Any further development will be applied for.

Councilmember Theobald asked what is the College's long-term intent for the area to the east of 12th Street. Mr. Gray stated that properties east of 12th Street are not a high priority for development but could be included in their Master Plan should an opportunity for acquisition arise.

Councilmember Theobald asked how far east the college plans to expand. Mr. Gray answered the College would not be going past 13th Street.

Councilmember Theobald expressed his appreciation for improvements on the corner of 12th Street and North Avenue.

Councilmember Terry addressed the Public Works staff regarding the properties on the east side of 12th Street. There have been concerns expressed on the pedestrian access at the intersection of 12th Street and Elm Avenue and she asked if pedestrian crossing-time could be extended. Mark Relph, Public Works and Utilities Director, stated a countdown timer could be added and the pedestrian timing increased. He said the City is scheduled to meet with Mesa State College to discuss pedestrian issues in general.

There were no other comments. The public hearing was closed at 8:15 p.m.

Ordinance No. 3324 – An Ordinance Zoning 1315 College Place, 1405 College Place, 1435 College Place, 1450 N. 12th Street, 1460 N. 12th Street and 1235 Kennedy Avenue to CSR

Upon motion by Councilmember Spehar, seconded by Councilmember Terry and carried by roll call vote, Ordinance No. 3324 was adopted on second reading and ordered published.

EXECUTIVE SESSION

Upon motion by Councilmember Enos-Martinez, seconded by Councilmember Scott and carried, the meeting adjourned into Executive Session at 8:16 p.m. to discuss property acquisition and personnel.

ADJOURNMENT

The meeting adjourned at 8:16 p.m.

Stephanie Nye, CMC
City Clerk