

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
WEDNESDAY, JULY 11, 2001**

The City Council of the City of Grand Junction, Colorado, convened into regular session the 11th day of July, 2001, at 7:34 p.m. at the City Hall Auditorium, 250 N. 5th Street. Those present were Dennis Kirtland, Harry Butler, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobald and President of the Council Cindy Enos-Martinez. Also present were Assistant City Manager David Varley, City Attorney Dan Wilson and City Clerk Stephanie Nye.

Council President Enos-Martinez called meeting to order. Councilmember Spehar led in the Pledge of Allegiance. The audience remained standing for the invocation by Reverend Jim Hale, Spirit of Life Christian Fellowship.

APPOINTMENTS

APPOINTMENTS TO THE BOARD OF APPEALS

Councilmember Spehar moved to appoint John Evans and Richard Blosser to the Planning Commission Board of Appeals for three-year terms and selected John Evans as first alternate to the Planning Commission and Richard Blosser as second alternate. Councilmember Terry seconded. Motion carried.

APPOINTMENTS TO THE DOWNTOWN DEVELOPMENT AUTHORITY

Councilmember Terry moved to reappoint Becky Brehmer to the DDA Board of Directors and appoint Gregg Palmer to a four-year term and Ed Chamberlin to a three-year term. Councilmember Spehar seconded. Motion carried.

APPOINTMENT TO THE WALKER FIELD AIRPORT AUTHORITY

Councilmember Kirtland moved to reappoint Ken Sublett to the Walker Field Public Airport Authority for a four-year term. Councilmember McCurry seconded. Motion carried.

PRESENTATION OF CERTIFICATES OF APPOINTMENT TO NEWLY APPOINTED MEMBERS OF THE HISTORIC PRESERVATION BOARD

William Jones and Louise Wagner were present to receive their Certificates of Appointment to the Historic Preservation Board.

CITIZEN COMMENTS

Mark Williams, 692 26 Road, Grand Junction, participated in bike to work day last week. When he called his son to bike downtown and meet him, he expressed his fear to bike down because it was too dangerous. Mr. Williams said he couldn't argue. He sees people using the sidewalk. When he called Public Works, he was told bike lanes are not a high priority due to funding constraints. A policeman told him not to ride on the sidewalk but the bike lanes on the street are dangerous. He asked that bike lanes be made a priority.

Councilmember Terry disagreed that it is not a priority. It is a priority. Motorists are not respectful of bicyclists.

CONSENT ITEMS

Upon motion by Councilmember Theobald, seconded by Councilmember Terry, and carried, Consent Item #1 was approved.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the June 18, 2001 Workshop and the Minutes of the Regular Meeting June 20, 2001

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

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

Public Hearing - Amending Chapter 36, Section 2, of the Code of Ordinances Relative to Golf Carts on Certain Public Rights-of-Way

In 1990, City Council passed Ordinance No. 2474 which permitted golf carts to be driven on public right-of-way to and from golf courses. A new golf course, Redlands Mesa, has requested that its golf course be included as well. The Council finds that the public interest will be served by including Redlands Mesa Golf Course to allow driving of golf carts on public streets which are included in the designated area.

The public hearing was opened at 7:44 p.m.

Stephanie Rubinstein, Staff City Attorney, reviewed this item.

There were no public comments.

The public hearing was closed at 7:45 p.m.

Upon motion by Councilmember Kirtland, seconded by Councilmember Theobold and carried by roll call vote, Ordinance No. 3355 – An Ordinance Amending Chapter 36 of the Code of Ordinances of the City of Grand Junction, Colorado Allowing Limited Golf Cart Travel Near Redlands Mesa Golf Course, was adopted on second reading and ordered published.

Public Hearing - Vacating Right-of-Way at Mesa State College [File # ANX-2001-081]

Second reading of the ordinance to vacate an alley between the north/south running streets of College Avenue and Houston Avenue and the east/west running streets of Bunting Avenue and Elm Avenue.

The public hearing was opened at 7:45 p.m.

Pat Cecil, Development Services Supervisor, reviewed this item.

Councilmember Theobold asked if there would still be a utilities easement after the vacation. Mr. Cecil said there would be.

Councilmember Theobold asked if there are utilities currently there. Mr. Cecil indicated once an easement exists, it cannot be built in. The vacation document will not be recorded until an easement is given.

There was no public comment.

The public hearing was closed at 7:49 p.m.

Upon motion by Councilmember Spehar, seconded by Councilmember McCurry and carried by roll call vote, Ordinance No. 3356, An Ordinance Vacating 296.84 Linear Feet of Alley Right-of-Way that Runs North and South between College Avenue and Bunting Avenue, was adopted on second reading and ordered published.

Public Hearing - Zoning Laser Junction Annexation to I-1 and CSR, Located at 2547 River Road [File #ANX-2001-099] – **Continued to July 18, 2001 Meeting**

Request to zone the Laser Junction Annexation I-1 and CSR, located at 2547 River Road and including a portion of the River Trail. This approximately 3.606-acre annexation consists of one parcel of land. Staff recommends continuing the hearing to July 18, 2001 to be heard in conjunction with the annexation request.

The public hearing was opened at 7:50 p.m.

Pat Cecil, Development Services Supervisor, asked this item be continued to the July 18th Council meeting.

Public hearing closed at 7:50 p.m.

Upon motion by Councilmember Theobald, seconded by Councilmember Terry, the Zoning for Laser Junction Annexation to I-1 and CSR was continued to July 18, 2001. Motion carried.

Participation in the Construction of 7th Street Improvements at St. Mary's Hospital

St. Mary's Hospital is developing plans for major improvements to their campus. As part of these plans, staff is in the process of approving a design exception for a new signalized entrance to St. Mary's Hospital at 7th and Wellington. This intersection improvement will require adjusting the grades along 7th Street from Patterson through Center Street. Staff recommends the Council's consideration to participate in the project, thereby broadening the scope of the work to improve the horizontal alignment and width of 7th Street to meet the City's Transportation Engineering Design Standards.

Mark Relph, Public Works & Utilities Director, reviewed this item and introduced representatives of St. Mary's Hospital.

Staff agrees that a new intersection at 7th and Wellington is the best location for a new entrance into St. Mary's, both for pedestrian safety and traffic progression.

Other options, including a round-a-bout and underground tunnels, were looked at with an intersection being deemed the best option.

Regarding realignment, two issues will need to be addressed: the narrow lanes and the curvature of the street.

Mr. Relph expressed that St. Mary's should pay for the intersection but the City should be responsible for the additional width of the street for an amount not to exceed \$237,000.

City participation could actually be higher for reasons detailed in the staff report:

1. St. Mary's will dedicate 16,350 square feet of new right-of-way for the realignment of 7th Street. St. Mary's will lose about 5,292 square feet of usable property.

2. St. Mary's is losing approximately 22 existing parking spaces to allow for the new horizontal realignment of 7th Street. The estimated value of the above real estate, as parking, is about \$7.00 per square foot, or about \$37,000.
3. The safety along 7th Street between Patterson and Wellington is better because the two existing drive entries are deleted with the new design. Safety is also improved because the vertical gradient at the intersection of Wellington and 7th has been reduced. Reduced gradient allows cars to slow down in adverse conditions with reduced risk of accidents.
4. The new realignment will bring 7th Street into better compliance with the City's TEDS manual regarding both horizontal and vertical alignment. The existing 7th Street alignment does not meet either standard.
5. Cost sharing in today's dollars as part of a larger project is less expensive than waiting to construct improvements in the future.
6. Additional safety factors for pedestrian crossing. The employees of St. Mary's will admittedly benefit from a controlled traffic signal crossing at 7th and Wellington. However, children from Tope Elementary and from the church school located on Bookcliff Avenue will also benefit from an additional crossing area. Pedestrian safety in general will be increased along this portion of 7th Street.

Based on the above considerations, the hospital is requesting that the City increase their participation from 30% to 45%, or \$300,000. The Hospital wants to wait until spring to start, which will mean funding will be in the budget year 2002.

Councilman Theobold questioned the stacking distance as a possible roadblock to this project.

Mr. Relph was concerned about this earlier due to single-lane turn pockets, based on St. Mary's traffic counts. Re-evaluation of their numbers show the original conclusions to be in error and it is no longer a concern for the near term. A threshold of concern might be in 10-13 years.

Councilmember Theobold was concerned with eastbound traffic at peak hours. Mr. Relph said building a right turn pocket to turn south onto 7th Street was needed now.

Mayor Enos-Martinez questioned the effect of widening on adjacent properties. Mr. Relph answered that most of the property belongs to St. Mary's, with one privately owned parcel being identified at Center and 7th Streets.

Councilmember Spehar questioned whether there are funds available to purchase that property now. Mr. Relph responded that is not included in the current numbers.

Dan Prinster, representing St. Mary's Hospital thanked Staff for all their work on this project. He said St. Mary's has already donated the property for a right turn lane onto 7th

Street. He indicated that undergrounding lines are being pushed out and they plan to continue to develop parking lots along Wellington Street this fall. Their cost estimates are based on night construction (like 25 Road), with just short-term closures of 7th Street.

St. Mary's cost will be \$1 million, which includes the street, landscaping, and relocation of power lines. There are some costs that are hard to quantify.

It was Traffic Engineer Jody Kliska that had suggested looking at traffic counts again to find the difference in peak vehicles and pedestrians.

Mr. Prinster said in order to realign the intersection, the right-of-way on all four corners needs to be acquired now.

Councilman Spehar questioned how phasing the project would work.

Mr. Prinster said the parking lots south of Wellington on the other side of 7th Street would be done in the fall. In the spring, work will commence on the 7th street alignment and ambulatory building. If shuttling of employees can't be solved, then the ambulatory building will be postponed until fall, 2002. Reconfiguration of Holy Cross School drop-off points will be done in the fall.

City Attorney Dan Wilson asked when is the last date to acquire the last piece of right-of-way in order to stay on schedule. Mr. Prinster indicated there has been no contact with the property owner yet but only about 60 square feet is needed. The parking lot remains usable and would still have access from Center Street.

Councilmember Terry would support finding the additional \$50,000 for 2002 budget for a total of \$300,000.

Councilmember Theobald would support it if it were considered an infill project worth participation. The original idea for this realignment came up for St. Mary's years ago, and former Councilmember Ron Maupin should be given credit for the idea.

Upon motion by Councilmember Terry, seconded by Councilmember Theobald, and carried by a roll call vote, with Councilmember Kirtland abstaining, the City will participate in the Construction of 7th Street Improvements, Budget and Provide at Least \$300,000 in 2002 to Cover 45% of the Construction and Property Costs and Authorize Staff to Execute a Development Improvements Agreement Recognizing the City's Participation in this Project, was approved.

Development Incentives for the Grand Mesa Center

City Council will consider a request for the City to provide development incentives to AIG Baker for the proposed Grand Mesa Center located on the north side of I-70B near 24.75 Road.

Mark Relph, Public Works & Utilities Director, presented this item. The issue of development incentives has been discussed with AIG Baker for past several weeks. Mr. Relph introduced Jay Timon from Alabama.

Jay Timon, AIG Baker, read a letter from Bill Smith, President of the company. They have been working here 26 months to make this project a reality, and now come before the Council requesting the City's financial participation in this project and to encourage the adoption of a policy to allow such participation. They have made a decision to close on this project after obtaining the required approval from the financial partners.

Councilmember Theobald wished to clarify for people who don't know what is meant by "participation" that the City is not an investor. This is considered an infill project, where Council wants to encourage the redevelopment through incentives.

Councilmember Spehar supported a scenario where the City may agree to move in this direction towards infill incentives on a community-wide basis, but cautioned that there may be other areas that are a priority. There are several areas around town that are apt targets for redevelopment and may have a higher priority.

Mr. Timon asked the Council to understand they are taking a leap of faith by going forward. He indicated they may have another project follow this one, but gave no promises.

Councilmember Theobald suggested that if a prioritization of neighborhoods comes up, that might drive Mr. Timon's selection for his next location. He noted that he has been trying to develop an infill project incentive policy for some time.

Mr. Timon said they would be happy to help to speed up the adoption of such a policy. Councilmember Terry indicated this project will help spur them on. Councilmember Kirtland said this project would be good for community in the long run and he is excited about it.

NON-SCHEDULED CITIZENS & VISITORS

Steve States, 1620 Grand Ave, said the previous night, he witnessed a spray of water mixed with sewer from his toilet. He said the City will only pay \$150 for the clean up and

the cost is \$2500. He is frustrated and feels there should be a clear procedure for sewer emergencies, with prompt follow-up and support for citizens, including reimbursement for damages to property.

Councilmember Theobold indicated he was not in position to respond. Mr. States said he understood and just wanted to bring this to the Council's attention.

Assistant City Manager David Varley said Mark Relph, Public Works Director, is preparing a report on the effects of the storm.

Councilmember Spehar asked if there had been other instances of this kind of storm damage.

Mr. Relph said he had heard of a few, but this is one of the most significant. It is not uncommon in this area, however.

Councilmember Theobold mentioned Mr. States' sense of awareness and felt the City should find a way to notify residents of the issue.

Mr. Relph said that was a good point, but not easily addressed with the combined sewer and stormwater situation.

Councilmember Theobold appreciated Staff being on top of this with an update. Reporting procedures and response procedures need to be addressed.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

The meeting adjourned at 8:42 p.m.

Stephanie Nye, CMC
City Clerk