

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

**NOVEMBER 7, 2001**

The City Council of the City of Grand Junction convened into regular session the 7<sup>th</sup> day of November 2001 at 7:32 p.m. in the City Auditorium. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Janet Terry, Reford Theobold, Jim Spehar and President of the Council Cindy Enos-Martinez. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson and City Clerk Stephanie Tuin.

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

**PROCLAMATIONS / RECOGNITIONS**

The Mayor recognized Pack 316 in the audience.

PROCLAIMING NOVEMBER 11, 2001 AS "SALUTE TO VETERANS DAY" IN THE CITY OF GRAND JUNCTION

PROCLAIMING NOVEMBER 4-10, 2001 AS "NATIONAL NONTRADITIONAL STUDENT WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAIMING NOVEMBER, 2001 AS "HOSPICE MONTH" IN THE CITY OF GRAND JUNCTION

**APPOINTMENTS**

APPOINTMENT TO WALKER FIELD PUBLIC AIRPORT AUTHORITY

Councilmember Kirtland moved to appoint Jim Gardner to the Walker Field Public Airport Authority to a four-year term until May 2005. Councilmember Spehar seconded. Motion carried.

**CERTIFICATES OF APPOINTMENT**

TO THE RIVERFRONT COMMISSION MEMBERS WERE PRESENTED.

**RESULTS OF ELECTION**

City Clerk Stephanie Tuin announced the results of the items on the November 6<sup>th</sup> election that were originated by the City. The Recreation Center was defeated with

25% of voters in favor and 75% against. There was a 48% return of mail in ballots, which accounts for 30,248 countywide and 12,050 city voters.

The Rimrock Marketplace General Improvement District Debt questions passed unanimously as well as the Tabor question, with a total of four voters.

### **CITIZEN COMMENTS**

David Durham, President of the Rotary Club addressed the City Council in regards to Two Rivers. His club has not heard if Two Rivers wants the Rotary Club back, or if the fees will be increased. The Club has heard rumors, but no confirmation from Two Rivers. Mr. Durham, as representative of the Club, is asking Council to be as reasonable as possible. He stated the Club would like to be contacted and advised of what the fees will be and what the services club would be getting for the fees.

Councilmember Theobald stated Council has only just seen the final version on Monday and the direction then was to offer the same opportunity to all of the users. Councilmember Terry apologized on behalf of Council for being so long in getting some information out to the public. She questioned if it would be possible to put together a user packet for all of the regular users.

Councilmember Theobald indicated there should be a range of options on prices. He asked where staff is on the formal approval of those fees. Administrative Services and Finance Director Ron Lappi said it would be on the November 21, 2001 agenda.

Tim Wollin representing the Lions Club, indicated that the proposed \$9.38 (the old rate was \$6.75) is a 40% increase. The Lions Club raised over \$100,000, which goes back into the community. He stated there should be a middle ground. His recommendation is a gradual increase for the next three years. He stated the Club would like to know where they stand.

Councilmember Theobald clarified that while there would be a range of menu choices; the basic price for Service Clubs will be \$9.38. The options available will be for special events such as Christmas, etc.

Mr. Wollin commented that he would like Council to keep in mind his recommendation and stated that there has always been great service at Two Rivers.

Councilmember Terry stated that Council did talk about a gradual increase and that the final decision will be made at the Council meeting on November 21<sup>st</sup>.

Councilmember Spehar stated Council has spent about \$6 million on the renovations, and will still subsidize the operation, but would like to hit market

pricing. He stated that clubs have been paying \$9.50 at the substitute location, making it hard to justify going well below market again at Two Rivers.

Lois Becker, President of Kiwanis Club, stated Two Rivers has undertaken quite a renovation, and they want Two Rivers to be a draw to the downtown area. Kiwanis would like to continue to have weekly meetings at Two Rivers, but they have investigated other alternatives, which range in price from \$8.75 up to \$10.50. She stated that service clubs are guaranteed income to Two Rivers, and as such, should be give some considerations. She also stated that all of the Service Clubs members have connections to the business community.

Councilmember Terry indicated that she wished all Clubs could have been present the past few months as Council discussed the project, trying to make sure it still works for the community, as that is the number one goal. It has not been easy and they have had in-depth discussions on the value of the Service Clubs and all community groups. Council truly is trying to balance everyone's needs.

Councilmember Spehar discussed the fact that Council has not cut corners in the renovations of Two Rivers. He stated that the other consideration is to not undercut the business community by offering a \$6.75 price when the market is \$8.75 and up. He stated that Council must recognize both sides of the issue.

Councilmember Kirtland reinforced the fact that Council did reduce the fees proposed because of those reasons. Council does recognize that Service Clubs are a great asset to the community.

Councilmember Theobold stated his recollection is the fees are at market, but that they have not been formally adopted. However, he stated that his perception is that the Council has pretty much made up its mind.

Mayor Enos-Martinez stated that Council has not formally made a decision.

## **CONSENT CALENDAR**

It was moved by Councilmember Kirtland, seconded by Councilmember McCurry and carried by a roll call vote to approve Consent Items # 1 through #7.

### **1. Minutes of Previous Meetings**

*Action: Approve the Summaries of the October 15 and 29, 2001 Workshops,  
Special Joint Meeting October 15, 2001 and the Minutes of the October 17, 2001 Regular Meeting*

### **2. Authorize Mayor to Sign Letter of Support for the Mesa County Library**

Council previously discussed signing a letter of support for the Library Expansion Project.

*Action: Authorization for Mayor to Sign Letter of Support for Mesa County Public Library*

3. **Approval of the Sub-recipient Contract with The Energy Office for the City's 2001 Program Year, Community Development Block Grant Program**

The contract formalizes the City's Award of \$200,000 to The Energy Office for acquisition of an affordable housing project for Project 91, a 91-unit apartment complex. These funds were allocated from the City's 2001 Community Development Block Grant Program.

*Action: Authorization for the City Manager to Sign the Sub-recipient Contract with the Energy Office for the City's 2001 Program Year Block Grant*

4. **Setting a Hearing on the Madaris Annexation located at 539 31 ½ Road** [File #ANX-2001-214]

Resolution for Referral of Petition to Annex/First reading of the annexation ordinance/Exercising land use jurisdiction immediately for the Madaris Annexation located at 539 31 ½ Road. This annexation consists of 1 parcel of land and contains 5.852 acres

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

Resolution No. 109-01 - 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 for the Madaris Annexation located at 539 31 ½ Road

*\*Action: Adopt Resolution No. 109-01*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Madaris Annexation, approximately 5.852 acres, located at 539 31 ½ Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 19, 2001*

5. **Administrative Amendment to the FY 2001-2006 Transportation Improvement Program (TIP)**

Approve and sign a joint resolution to amend the transit funds for FY 2002 and 2003 in the Transportation Improvement Program (TIP) for the Grand Junction/Mesa County Urbanized Area.

Resolution No. 110-01 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Administrative Amendment to the Fiscal Year 2001-2006 Transportation Improvement Program

*\*Action:* Adopt Resolution No. 110-01

6. **Transportation Engineering Design Standards (TEDS)**

The revised TEDS manual has been under review and refinement for several months with input received and considered from the local private engineering community and other local public agencies. The Planning Commission reviewed the revised TEDS manual on October 16, 2001 and recommended adoption of the revised manual.

Resolution No. 111-01 – A Resolution Adopting the Transportation Engineering Design Standards (TEDS) Manual

*\*Action:* Adopt Resolution No. 111-01

7. **Mariposa Reimbursement Agreement**

Two years ago the City signed a Reimbursement Agreement with the Redlands Mesa developer. The developer has since completed Phase 1 of the improvements so that Mariposa has been and is being used as a construction road. This action will approve a new contract which will include the construction costs for the work already performed, and a map showing the benefited area, i.e., the area subject to the reimbursement payments.

*Action:* Authorize the Mayor to Sign the Updated Version of the Mariposa Reimbursement Agreement

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

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

**Public Hearing - Grand Valley Circulation Plan Revisions (Formerly the Major Street Plan)**

Staff will present the current Grand Valley Circulation Plan and the recommended changes. The Grand Valley Circulation Plan was approved, in its current form, by the Grand Junction Planning Commission and the Mesa County Planning Commission in a joint public hearing on September 25, and is now being recommended to City Council for final adoption.

Mr. Tim Moore, Public Works Manager identified the changes that have already been discussed by Council previously. Mr. Moore identified new requests to the plan, many of which are based on current traffic modeling.

The public hearing was opened at 8:14 p.m.

Councilmember Terry inquired about the wisdom of reducing the street connecting to the interchange at G Road, because it will be a short cut to access 29 Road. Mr. Moore indicated that the potential for additional traffic is less than what is required for a three-lane street. Mark Relph, Public Works Director, addressed Ms. Terry's concerns by pointing out the parcels will be much larger in this area, which reduces the amount of traffic.

Councilmember Spehar stated that he doesn't think it will be a short cut because of the windiness of the street. Traffic will go down to F-1/2 and have a straight shot to 29 Road rather than take the slower route.

Councilmember Theobald said he has a concern about how permanent these decisions are. In order to make long term decisions; Council needs projected information regarding traffic and development. Mr. Moore stated there is flexibility in the plan. The intent is to identify general needs and to provide guidance to staff and the development community in the future. He stated the plan is reviewed periodically in an effort to keep the plan current.

Councilmember Terry stated she is pleased with Staff's long term planning. It helps the public in terms of development issues.

The Mayor asked for public comments. There were none.

The public hearing was closed at 8:30 p.m.

Resolution No. 112-01 – A Resolution Adopting the Grand Valley Circulation Plan.

Upon motion by Councilmember Theobald, seconded by Councilmember McCurry, and carried by roll call vote, Resolution No. 112-01 was approved.

**Public Hearing – Intention to Create Alley Improvement District No. ST-02, Phase A**

Successful petitions have been submitted requesting an Alley Improvement District be created to reconstruct the following seven alleys:

East/West Alley from 2<sup>nd</sup> to 3<sup>rd</sup>, between Hill Avenue and Gunnison Avenue

East/West Alley from 3<sup>rd</sup> to 4<sup>th</sup>, between Hill Avenue and Teller Avenue

East/West Alley from 4<sup>th</sup> to 5<sup>th</sup>, between Colorado Avenue and Ute Avenue

East/West Alley from 11<sup>th</sup> to 12<sup>th</sup>, between Grand Avenue and Ouray Avenue

East/West Alley from 12<sup>th</sup> to 13<sup>th</sup>, between Kennedy Avenue and Bunting Avenue

North/South Alley from 15<sup>th</sup> to 16<sup>th</sup>, between Hall Avenue and Texas Avenue

“T” shaped Alley from 7<sup>th</sup> to Cannell, between Kennedy Avenue and Bunting Avenue

Rick Marcus, Real Estate Technician, reviewed this item and the budget for the program. There have been no comments received in the Clerk’s office. He then asked for questions or comments.

Councilmember Theobald clarified that Council has seen these figures before and will see them one more time when Council establishes the actual assessments.

Robert Belts, 1450 Bunting owns a fourplex at 1310 North 12<sup>th</sup>, and is concerned about the length of time this construction will take. One renter has limited mobility so his concern is about a tenant parking. Mr. Marcus stated they should park on the street if there is room. The construction takes ten days to two weeks if it is just concrete. If it involves sewer then it takes three or four days longer. Mr. Belts stated that there is no on street parking there.

City Manger Arnold asked Mr. Belts to leave his name and address with Public Works Manager Tim Moore so that he can follow up with this issue.

The public hearing closed at 8:37 p.m.

Resolution No. 113-01 – A Resolution Creating and Establishing Alley Improvement District No. ST-02, Phase A Within the Corporation Limits of the City of Grand Junction, Adopting Details, Plans and Specifications for the Paving Thereon and Providing for the Payment Thereof.

Upon motion by Councilmember Theobald, seconded by Councilmember Spehar, and carried by roll call vote, Resolution No. 113-01 was approved.

**Public Hearing - Supplemental Appropriation Ordinance for the Budget Year 2001**

The request is to appropriate specific amounts for several of the City’s accounting funds as specified in the ordinance.

The public hearing was opened at 8:38 p.m.

Ron Lappi, Administrative Services and Finance Director reviewed this item.

There were no public comments.

The hearing was closed at 8:38 p.m.

Ordinance No. 3386 – An Ordinance Making Supplemental Appropriations to the 2001 Budget of the City of Grand Junction.

Upon motion by Councilmember Spehar, seconded by Councilmember McCurry, and carried by roll call vote, Ordinance No. 3386 was approved.

### **NON-SCHEDULED CITIZENS & VISITORS**

There were no citizens or visitor comments.

### **OTHER BUSINESS**

There was none.

### **EXECUTIVE SESSION**

Upon motion by Councilmember Theobold, seconded by Councilmember Kirtland, and carried, to go into Executive Session and not return to open session was approved.

1. To instruct our negotiators regarding the acquisition of right-of-way, C.R.S. 24-6-402 (4) (a), C.R.S. 24-6-402 (4) (e); and
2. To receive legal advice on the use of the power of eminent domain C.R.S. 24-6-402 (4)(b);
3. For the purpose of determining positions relative to matters that may be subject to negotiations, and/or to instruct our negotiators, under C.R.S. Section 24-6-402(4)(e).

### **ADJOURNMENT**

City Council was adjourned into Executive Session at 8:42 p.m.

Stephanie Tuin, CMC  
City Clerk