

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

NOVEMBER 21, 2001

The City Council of the City of Grand Junction convened into regular session the 21st day of November, 2001 at 7:34 p.m. in the City Auditorium. Those present were Harry Butler, Bill McCurry, Janet Terry, Reford Theobald, Jim Spehar and President of the Council Cindy Enos-Martinez. Dennis Kirtland was absent. 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 City Manager Kelly Arnold led in the pledge of allegiance. The audience remained standing for the invocation by Phil Neeley, of the First Assembly of God Church.

APPOINTMENTS

APPOINTMENTS TO THE PLANNING COMMISSION

Councilmember Spehar moved to appoint John Evans and Richard Blosser to the Grand Junction Planning Commission until October, 2004. Councilmember McCurry seconded. Motion carried.

APPOINTMENT TO THE COMMISSION ON ARTS AND CULTURE

Councilmember Terry moved to appoint Karen Kiefer to the Commission on Arts and Culture to fill an unexpired term until February 2004. Councilmember Spehar seconded. Motion carried.

CERTIFICATES OF APPOINTMENT

**PRESENTATION TO NEWLY APPOINTED WALKER FIELD PUBLIC AIRPORT
AUTHORITY MEMBER JAMES GARDNER**

CITIZEN COMMENTS

There were no citizen comments.

CONSENT CALENDAR

Mayor Enos-Martinez announced that Consent Calendar item # 3 was being removed from the Consent Calendar and placed first under individual consideration.

It was moved by Councilmember Terry, seconded by Councilmember McCurry and carried by a roll call vote to approve Consent items # 1 through 10, with the exception of item #3.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the November 5, 2001 Workshop and the Minutes of the November 7, 2001 Regular Meeting

2. **2002 Rural District Fire Protection Contract**

The Grand Junction Rural Fire Protection District Board has requested continued services from the City of Grand Junction Fire Department for the year 2002. A memorandum of agreement between the City and District calls for the provision of certain services by the Fire Department to citizens of the District. Pursuant to and defined in the agreement, the District pays the City an allocated portion of the annual budget for services. The projected cost of services for 2002 is \$1,167,070.

Action: Authorize the City Manager to Sign the 2002 Contract with the Rural Fire Protection District in the amount of \$ 1,167,070.

3. **2002-2003 Parks and Recreation Fees and Charges Policy – Moved to Individual Consideration**

The Parks and Recreation Department in conjunction with the City's biennial budget evaluates recreation program fees, facility admission fees, facility use fees, golf course fees, and cemetery fees. At the November 15, 2001 Parks and Recreation Advisory Board meeting, the Board recommended that the City Council adopt the accompanying 2002-2003 Parks and Recreation Department Fees and Charges Policy. Additionally, it is being requested that the City Council adopt the Fees and Charges Policy for Two Rivers Convention Center as reviewed and directed by City Council on October 29, 2001.

Resolution No. 114-01 – A Resolution Establishing the 2002-2003 Fees and Charges Policy for the Grand Junction Parks and Recreation Department

Action: Adopt Resolution No. 114-01

4. **Utility Rate Adjustments for Solid Waste, Recycling and Wastewater Services**

Solid Waste monthly rates for residential/commercial service will increase 4%, wastewater will increase 2.5%, recycling rates will increase from

\$1.50 to \$1.75, Plant Investment Fees (PIF) for sewer will increase from \$750 to \$1,000/EQU.

Resolution No. 115-01 – A Resolution Adopting Utility Rates for Solid Waste, Recycling, and the City-County Joint Sewer Fund, Effective January 1, 2002.

Action: Adopt Resolution No. 115 -01

5. **Setting a Hearing on the 2002 Annual Appropriation**

The total appropriation for all accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District and the Downtown Development Authority) is \$92,881,550. Although not a planned expenditure, an additional \$2,250,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Proposed Annual Appropriation Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District, for the Year Beginning January 1, 2002 and Ending December 31, 2002

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 5, 2001

6. **Setting a Hearing on Rezoning the Chiroconnection Subdivision, Located at 1715 and 1705 N. 1st Street** [File #RZ-2001-199]

The Petitioner has requested a rezoning of the property located at 1715 and 1705 N. 1st Street, from RMF-5 (Residential Multi-family, not to exceed 5 units per acre) to the zoning designation of RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The applicants have received approval for a 3-lot subdivision.

Proposed Ordinance Rezoning the Chiroconnection Subdivision from RMF-5 to RMF-8.

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 5, 2001

7. **Setting a Hearing on Zoning the Cantrell Annexation, Located at 2930 North Avenue** [File #ANX-2001-052]

The 3.09-acre Cantrell Annexation area consists of two parcels of land, approximately 2.71 acres in size. The remaining acreage is comprised of right-of-way along North Avenue. There were no existing structures on the site at the time of annexation, but 2 new commercial buildings have been constructed since then. This zoning request is partially consistent with the Growth Plan and is entirely consistent with the previous Mesa County zoning.

Proposed Ordinance Zoning the Cantrell Annexation to C-1 (Light Commercial and RSF-8 (Residential family, not to exceed 8 units per acre) Located at 2930 North Avenue

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 5, 2001

8. **Change Order Authorization for Riverside Storm Drain Improvements Project**

With funds from a Community Development Block Grant (CDBG), the City has contracted to install a storm drainage system in the Riverside neighborhood to separate the storm drain inlets from the sanitary sewer system. This action is to approve a final change order with Sorter Construction and thereby complete the project. Aggregate total change orders amount to \$55,964.58.

Action: Approve Change Order #2 to the Riverside Storm Drain Improvements in the Amount of \$31,238.

9. **Vacation of Sewer Line Easement for International House of Pancakes Restaurant at Mesa Mall** [File #VE-2001-204]

In conjunction with a request to construct an International House of Pancakes (IHOP) restaurant at Mesa Mall, the applicant proposes to vacate a portion of a twenty-foot wide sewer easement that is not necessary to service this or other parcels. At its hearing of November 20, 2001 the Planning Commission recommended approval.

Resolution No. 116-01 – A Resolution Vacating a Portion of a Sewer Easement at the Southwest Corner of Mesa Mall, 2420 Highway 6 & 50

Action: Adopt Resolution No. 116-01

10. **Vacate a Utility and Temporary Turnaround Easement – Canyon Rim Subdivision** [File #VE-2001-208]

The applicant proposes to vacate a utility and temporary turnaround easement in conjunction with a request to develop Canyon Rim Subdivision. At its hearing of November 20, 2001 the Planning Commission recommended approval.

Resolution No. 117-01 – A Resolution Vacating a Temporary Turnaround Easement and a Twenty Foot Utility Easement in the Canyon Rim Subdivision located on the East Side of South Camp Road, East of Wingate School

Action: Adopt Resolution No. 117 -01

ITEMS NEEDING INDIVIDUAL CONSIDERATION

2002-2003 Parks and Recreation Fees and Charges Policy

The Parks and Recreation Department in conjunction with the City's biennial budget evaluates recreation program fees, facility admission fees, facility use fees, golf course fees, and cemetery fees. At the November 15, 2001 Parks and Recreation Advisory Board meeting, the Board recommended that the City Council adopt the accompanying 2002-2003 Parks and Recreation Department Fees and Charges Policy. Additionally, it is being requested that the City Council adopt the Fees and Charges Policy for Two Rivers Convention Center as reviewed and directed by City Council on October 29, 2001.

Tim Wollin, President of the Grand Junction Lions Club, asked Council to reconsider the rates for luncheons and audio-visual fees before making their decision. The Lions were instrumental in the initial construction of Two Rivers. The Lions will make their decision on the location for their luncheons at the next meeting. They asked that the audiovisual fee be dropped and the luncheon stay under \$9.00, all-inclusive.

Parks and Recreation Director, Joe Stevens, empathized with the Club but reminded Mr. Wollin that the Convention Center price structure was way under market for a long time. The plan is to make 4% incremental increases as the costs go up. The standard Public Address System will be available at no charge but computers and PowerPoint software and VCRs will be additional. Equipment previously donated has now been replaced.

Councilmember Terry asked if the microphones being included was just one. Mr. Stevens said it would include a number of microphones.

Councilmember Spehar noted that an additional \$122,000 was infused into the project for audio-visual improvements and there needs to be some monetary recognition of this new equipment.

Councilmember Terry asked how the \$600 AV charge per year was determined. Mr. Stevens said that is the low end of the market for such rental. It works out to \$50 per month. Councilmember Terry asked about grandfathering previously provided for services, such as set up day, etc. Mr. Stevens indicated those services would continue at no additional charge. Mr. Brophy, the new manager of the Two Rivers facility, will be meeting with each of the users.

Councilmember Theobald asked if the audio-visual charge includes the piano. Mr. Stevens said it does. Councilmember Theobald said that \$9.38 does not appear to be the low end of the market. Mr. Stevens stated that there is some competition going on in the City. The goal of Two Rivers is to provide better service and that cannot be done by looking at 2000 rates, they must look at 2002 rates. He also noted that the service clubs are getting a lot of value for their dollar.

Councilmember Spehar stated there is no comparison between the new facility and the one currently being used, food, parking and ambiance are all much more impressive at the new Two Rivers facility.

Russell Soderquist, 539 Cedar Ave, a 46-year member of the Lions, once worked for a businessman who said the customer is the boss. Mr. Soderquist mentioned an area person who is one of the International Directors of the Lions organization who travels the nation for the organization. Mr. Soderquist feels that this person is definitely one who promotes the Grand Junction area wherever he speaks. Every business has a product or service that loses money but brings in business. The Lions Clubs provided 10% of the seed money (\$140,000) for the construction of Two Rivers many years ago. The Lions Club has also promoted teamwork among the service clubs.

Councilmember Theobald suggested that dropping the price to \$8.75 would amount to only \$7,000 less per year. He suggested that since the Lions, Kiwanis and the Rotary Clubs donate over half a million dollars a year, over half of which goes to City projects and City facilities, Council should make sure that these clubs are viable, and it would be money well spent.

Councilmember Terry stated that the service clubs are important and the Council wants to stay balanced. She stated that Council definitely wants to work with the service clubs of Grand Junction.

Councilmember Spehar clarified that the reduction would be for only these three clubs. Also that the amount will go up to \$9.75 for 2003.

Resolution No. 114-01 – A Resolution Establishing the 2002-2003 Fees and Charges Policy for the Grand Junction Parks and Recreation Department

Councilmember Spehar moved to approve Resolution No. 114-01 changing the luncheon fees to \$8.75 for the Grand Junction Kiwanis, Rotary and Lions Clubs for one year only. Councilmember Terry seconded. There was a brief discussion. Then Councilmember Spehar amended his motion for the lowered fees to be for service clubs with more than 100 members and raises over \$50,000/year for the community. Councilmember Terry seconded the amendment. Roll call vote of 4 to 2 with Councilmembers Spehar and Butler against. The motion carried.

Lease-Purchase for Fire Equipment

The lease-purchase arrangement allows the City to retain twelve necessary pieces of fire equipment including several vital fire engines. The equipment in question has already been put to use by the Fire Department and originally cost about \$2.2 million. The documents provide that the City will make quarterly payments on this lease-purchase effective December 31, 2001.

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

City Manager Kelly Arnold added that out of the twelve pieces recommended for purchase, Staff evaluated the necessity of each piece of equipment and feels they are all worth buying. However, there are four pieces that probably won't be worth replacing once worn out.

Councilmember Terry asked how much the payment would be without those four pieces. Mr. Lappi said the deal was made as a package so individual prices are not immediately available.

Chief Beaty described some of the pieces in question and how the department could operate without them. He said the equipment being discussed enhances the fire departments functions.

Councilmember Theobald clarified that some of the equipment is useful but not essential. Councilmember Spehar stated that some of the equipment would also be useful in the future as the City moves toward a Fire Station in the Redlands. He also clarified that Council is not eliminating any of the other options discussed earlier regarding this equipment.

Resolution No. 118-01 – A Resolution authorizing either the Mayor or the City Manager to Execute a Lease-Purchase Agreement and Related Documents for Fire Engines and Other Equipment

Upon motion by Councilmember Theobald, seconded by Councilmember McCurry, and carried by roll call vote, Resolution No. 118-01 authorizing the Lease-Purchase for Fire Equipment was approved. Councilmember Terry stated that her vote in favor was done so with resentment.

NON-SCHEDULED CITIZENS & VISITORS

There were no non-scheduled citizens or visitors.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

City Council adjourned at 8:30 pm.

Stephanie Tuin, CMC
City Clerk