

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

MARCH 20, 2002

The City Council of the City of Grand Junction convened into regular session the 20th day of March 2002, at 7:32 p.m. in the City Auditorium. Those present were Dennis Kirtland, Harry Butler, Bill McCurry, Jim Spehar, Janet Terry and Reford Theobald. President of the Council Cindy Enos-Martinez was absent. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson and City Clerk Stephanie Tuin.

Mayor Pro Tem Terry called the meeting to order and Councilmember Butler led in the pledge of allegiance. The audience remained standing for the Invocation by Pastor Noel Ravan, First Assembly of God.

PROCLAMATIONS / RECOGNITIONS

PROCLAMATION DECLARING APRIL AS "HOUSING AWARENESS MONTH" IN THE CITY OF GRAND JUNCTION

RECOGNITION OF VISITORS AND CONVENTION BUREAU – 3 INTERNATIONAL ADVERTISING AWARDS RECOGNIZING THE VCB'S 2001 MARKETING CAMPAIGN

PRESENTATION OF CERTIFICATES OF APPOINTMENT

PARKS AND RECREATION ADVISORY BOARD

Dale Hollingsworth was present and received his Certificate of Appointment.

HISTORIC PRESERVATION BOARD

Thomas Streff was present and received his Certificate of Appointment.

APPOINTMENTS TO THE COMMISSION ON ARTS AND CULTURE

Councilmember Butler moved to reappoint Doug Clary and Priscilla Mangnall and appoint Jack Delmore to the Commission of the Arts and Culture for three-year terms. Councilmember Kirtland seconded. Motion carried.

PRESCHEDULED CITIZENS

ANITA R. PISA, DIRECTOR, MESA STATE COLLEGE CORPORATE EDUCATION CENTER – RURAL NEW ECONOMY ELECTED OFFICIALS TRAINING

Ms. Pisa explained that the reason she was at the City Council meeting was to invite the elected officials to participate in the training being offered in Delta, on April 15th. Grand Junction's presence would serve to share ideas with Councilmembers from other counties

whose technologies are not as advanced as Grand Junction's. Other uses of technologies will be introduced that may not have been considered previously.

CITIZEN COMMENTS

There were none.

CONSENT CALENDAR

It was moved by Councilmember Spehar, seconded by Councilmember Theobold and carried by a roll call vote to approve the Consent Calendar items #1 through 6.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the March 4, 2002 Workshop, and the Minutes of the March 6, 2002 Regular Meeting

2. **Purchase of Asphaltic Road Material (Road Oil or Emulsions) Required for the City Chip Seal Projects for the Year 2002**

Utilize the State of Colorado contract to purchase road oil for the City chip seal projects for the year 2002. The State allows for cooperative use of this state bid by local governments and political sub-divisions in the State of Colorado.

Action: Authorize the Purchase of an Estimated 162,000 Gallons of Asphaltic Road Materials on an As-needed Basis in the Amount of \$147,551

3. **Setting a Hearing on the Heinbaugh Rezoning Located at 513 28 ¼ Road**
[File # RZ-2002-024]

Petitioner is requesting to rezone a 12,500 square foot lot from PD (Planned Development) to RMF-8 (Residential Multi-Family not to exceed 8 units/acre).

Proposed Ordinance Rezoning a Parcel of Land Located at 513 28 ¼ Road to RMF-8

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for April 3, 2002

4. **Amending the Planning Commission By-Laws**

Planning Commission meetings are established in their by-laws, which are approved by City Council. Effective with the March meetings, meeting dates are now the second and fourth Tuesdays of each month.

Resolution No. 20-02 – A Resolution Amending the By-laws of the Planning Commission

Action: Adopt Resolution No. 20-02

5. **Sole Source Procurement Request for Professional, Technical and Expert Services for Completion of the Westside Downtown Redevelopment Feasibility Study**

The City of Grand Junction, in conjunction with Mesa County, the Downtown Development Authority and several landowners, is seeking a design professional to examine the potential redevelopment of the west side of downtown Grand Junction. Ciavonne was solicited without competition (sole source) due to their familiarity with the site.

Action: Approval For 1) Sole Source Procurement of Professional, Technical and Expertise Services From Ciavonne and Associates to Complete the Westside Downtown Redevelopment Feasibility Study in the Amount of \$76,655; and 2) General Fund Contingency Transfer in the Amount of \$9,090.00

6. **Application to Colorado Historical Society for State Historical Fund Grant for First United Methodist Church, 522 White Avenue**

A request for City Council approval of request for support and authorization for the Mayor to sign the Organization Summary page of a grant application by the First United Methodist Church to the Colorado Historical Society State Historical Fund. The grant is to fund rehabilitation and restoration of the windows in the church located at 522 White Avenue.

Action: Approve Request for Support for Application to the Colorado Historical Society By the First United Methodist Church And Authorize The Mayor To Sign The Organization Summary Page Of The Application

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

Public Hearing - Gunn Annexations #1 & #2 Located at 2981 Gunnison Avenue

[File # ANX-2002-014]

Resolution for Acceptance of Petition to Annex/Second Reading of the Annexation Ordinance for the Gunn Annexations located at 2981 Gunnison Avenue. The 0.688-acre Gunn Annexation consists of a serial annexation of one parcel of land.

a. Accepting Petition

Resolution No. 21-02 – A Resolution Accepting Petitions For Annexation, Making Certain Findings, Determining that Property Known as Gunn Annexation, a Serial Annexation

Comprising Gunn Annexation No. 1 and Gunn Annexation No. 2 is Eligible for Annexation Located At 2981 Gunnison Avenue

b. Annexation Ordinances

Ordinance No. 3404 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Gunn Annexation #1 Approximately 0.344-acres Located at 2981 Gunnison Avenue

The public hearing was opened at 7:52 p.m.

Senta Costello, Associate Planner, reviewed this item. The petitioner was not present.

There were no public comments.

The public hearing was closed at 7:53 p.m.

Ordinance No. 3405 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado Gunn Annexation #2 Approximately 0.344-acres Located at 2981 Gunnison Avenue

Upon motion made by Councilmember Kirtland, seconded by Councilmember McCurry, and carried by a roll call vote: a) Resolution No. 21-02 was adopted; b) Ordinances No. 3404 and No 3405 were adopted on Second Reading and ordered published.

Public Hearing – Zoning Gunn Annexations #1 & #2 Located at 2981 Gunnison Avenue [File # ANX-2002-014]

Second reading of the zoning ordinance for the Gunn Annexations located at 2981 Gunnison Ave. The 0.688-acre Gunn Annexation consists of one parcel of land.

The public hearing was opened at 7:54 p.m.

Senta Costello, Associate Planner, reviewed this item. The petitioner was not present.

There were no public comments.

The public hearing was closed at 7:55 p.m.

Ordinance No. 3406 – An Ordinance Zoning the Gunn Annexation #1 and #2 to I-1 (Light Industrial) Located at 2981 Gunnison Avenue

Upon motion made by Councilmember Spehar, seconded by Councilmember Kirtland, and carried by a roll call vote, Ordinance No. 3406 was adopted on Second Reading and ordered published.

Public Hearing – Zoning the Cimarron Mesa Annexation Located at 225 Linden Avenue [File # ANX-2001-161]

The applicant proposes a zone of annexation from county RSF-4 to city RSF-4 for the 32.567 acre Cimarron Mesa Annexation. A Preliminary Plan to subdivide the parcel into 109 single-family lots was approved by the Planning Commission at its February 19, 2002 hearing. The Planning Commission recommends approval of the zone of annexation.

The public hearing was opened at 7:56 p.m.

Bill Nebeker, Senior Planner, reviewed this item.

Jim Bell, 582 Starlight Drive, representing the petitioner who also was present, stated that the petitioner is asking for a zoning of city RSF-4. He and the petitioner concurred with Staff's presentation.

There were no public comments.

The public hearing was closed at 7:59 p.m.

Ordinance No. 3407 – An Ordinance Zoning the Cimarron Mesa Subdivision Annexation Residential Single Family – Four (RSF-4) Located at the Southwest Corner of Linden Avenue and B ½ Road

Upon motion made by Councilmember Butler, seconded by Councilmember McCurry, and carried by a roll call vote, Ordinance No. 3407 was adopted on Second Reading and ordered published.

Public Hearing – Rezoning the Paul B. Boyd Subdivision Located at 838 26 ½ Road, 2660 Catalina Drive and 2662 Catalina Drive [File # RZ-2002-015]

The Petitioner is requesting a rezoning from RMF-5 (Residential Multi-Family, not to exceed 5 dwelling units per acre) to RSF-4 (Residential Single Family, not to exceed 4 dwelling units per acre). The rezone request is the result of a minor subdivision. Two lots were reconfigured into 3 lots, leaving a split zoning on the newly created lot. This proposal will rezone the new lot and the lot to the west to RSF-4. This request is in conformance with the Growth Plan, which suggests a density of residential medium, 4 to 8 units per acre.

The public hearing was opened at 7:59 p.m.

Bob Blanchard, Community Development Director, reviewed this item on behalf of Lori Bowers, Associate Planner. The petitioner had nothing to add.

There were no public comments.

The public hearing was closed at 8:01 p.m.

Ordinance No. 3408 – An Ordinance Zoning 3 parcels of Land Located in the Paul B. Boyd Subdivision, 838 26 ½ Road, 2660 Catalina Drive and 2662 Catalina Drive

Upon motion made by Councilmember Spehar, seconded by Councilmember Kirtland, and carried by a roll call vote, Ordinance No. 3408 was adopted on Second Reading and ordered published.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

Councilmember Theobold moved to authorize the Mayor, or the Mayor Pro Tem, in the Mayor's absence, to sign letters guaranteeing three months of utility payments on behalf of the Riverview Technology Corporation to Public Service Company or Xcel Energy. Councilmember McCurry seconded. Motion carried.

ADJOURNMENT

The meeting adjourned at 8:02 p.m.

Stephanie Tuin, CMC
City Clerk