

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

October 6, 2004

The City Council of the City of Grand Junction convened into regular session on the 6th day of October 2004, at 7:30 p.m. in the City Auditorium. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Bill McCurry, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill. Absent was Councilmember Dennis Kirtland. Also present were City Manager Kelly Arnold, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. The colors were posted by the Webelos of Pack 353 who also led the pledge of allegiance. The audience remained standing for the invocation by Pastor Scott Hogue, First Baptist Church.

PROCLAMATIONS / RECOGNITIONS

INTRODUCING DEPUTY CHIEF EXECUTIVE OFFICER/DIRECTOR CORPORATE SERVICES BRADLEY DUKE FROM ROCKHAMPTON, QUEENSLAND, AUSTRALIA

City Manager Kelly Arnold introduced Mr. Duke. Mr. Duke addressed the City Council and described some of his experiences.

PROCLAIMING THE MONTH OF OCTOBER, 2004 AS "PHYSICAL THERAPY MONTH"

PROCLAIMING THE MONTH OF OCTOBER, 2004 AS "MESA COUNTY READS MONTH"

PROCLAIMING OCTOBER 7, 2004 AS "COMMUNITIES IN MOTION DAY"

PROCLAIMING OCTOBER 1, 2004 THROUGH OCTOBER 31, 2004 AS "KNIGHTS OF COLUMBUS DAYS FOR THE MENTALLY HANDICAPPED"

RECOGNIZING THE CITY'S WATER TREATMENT FACILITY AND WATER LABORATORY FOR RECEIVING THE "OUTSTANDING WATER TREATMENT PLANT" AND "OUTSTANDING WATER LABORATORY" FROM THE ROCKY MOUNTAIN SECTION OF THE AMERICAN WATER WORKS ASSOCIATION (RMSAWWA)

Terry Franklin, Water Services Superintendent and Chair of the Conference, explained the composition of the Association and the awards being received. Public Works staff members were recognized as was Mr. Franklin.

APPOINTMENTS

TO THE COMMISSION ON ARTS AND CULTURE

Councilmember Palmer moved to appoint Terra Anderson to the Commission on the Arts and Culture filing an unexpired term until February 2006. Councilmember Enos-Martinez seconded. Motion carried.

TO THE PLANNING COMMISSION

Councilmember Spehar moved to reappoint Paul Dibble and Tom Lowrey to the Planning Commission for four-year terms until October, 2008, and appoint Lynn Pavelka-Zarkesh to the Planning Commission and Reginald Wall as First Alternate to the Planning Commission with four-year terms also expiring October, 2008. Councilmember McCurry seconded. Motion carried.

RESOLUTION OF SUPPORT

Resolution No. 98-04 – A Resolution Supporting Ballot Issue 5T

Council President Hill read the resolution.

Councilmember Enos-Martinez moved to adopt Resolution No. 98-04. Councilmember McCurry seconded. Motion carried by roll call vote.

CITIZEN COMMENTS

There were none.

CONSENT CALENDAR

It was moved by Councilmember Palmer, seconded by Councilmember McCurry and carried by roll call vote to approve Consent Items #1 through #13.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the September 13, 2004 Workshop and the Minutes of the September 15, 2004 Regular Meeting

2. **Setting a Hearing on Zoning Walker Field Airport Property Located Generally between 27 Road and 30 Road, North of I-70** [File # PLN-2003-237]

Introduction of a proposed ordinance to establish the zoning requirements for future development on property owned by Walker Field Airport Authority. A Resolution approving a Civic Facility Master Plan for Walker Field Airport will be considered with final passage of the zoning ordinance.

Proposed Ordinance Establishing Standards for the Planned Development (PD) Zone District for Property Owned by the Walker Field Airport Authority

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 20, 2004

3. **Setting a Hearing on Zoning the D Road Storage Annexation, Located at 2755 D Road** [File # ANX-2004-182]

Introduction of a proposed zoning ordinance to zone the D Road Storage Annexation I & 2, General Industrial, located at 2755 D Road. The Annexation consists of 0.985 acres and currently consists of three (3) parcels of vacant land and adjoining right-of-way that will become one (1) parcel through a Simple Subdivision Plat process in the near future. The petitioner's intent is to annex and then develop the properties in anticipation of future industrial development.

Proposed Ordinance Zoning the D Road Storage Annexation to I-2, General Industrial Located at 2755 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 20, 2004

4. **Setting a Hearing on Woodridge Subdivision Planned Development (PD) Zoning and Preliminary Development Plan Located South of G-1/2 Road and West of 26 Road** [File # PP-2003-042]

The Woodridge Subdivision is a 29 lot proposal for both attached and detached single family housing on the remaining parcels of land (total 7.8 acres) that were originally part of the Wilson Ranch Planned Development. This proposal requires consideration of a Planned Development zoning ordinance to establish the underlying zoning for this plan and a Preliminary Development Plan.

Proposed Ordinance Amending Ordinance No. 2644 Zoning Wilson Ranch Planned Residential Development to Include More Specific Information for a Portion of the Original Wilson Ranch to be known as the Woodridge Subdivision Located South of G-1/2 Road and West of 26 Road

Action: Introduction of a Proposed Ordinance and Plan and Set a Hearing for October 20, 2004

5. **Vacating a Portion of an Existing Sewer Easement Located on the Property at 2587 G ½ Road in the Blue Heron Meadows Subdivision** [File # PP-2004-046]

The applicant proposes to vacate a portion of an existing sewer easement on the property located at 2587 G ½ Road, known as the Paradise Hills Interceptor Sewer Easement No. 4. A new sewer easement will be created in a new location with the filing of the final plat for the project. The Planning Commission recommended approval to the City Council on September 14, 2004.

Resolution No. 89-04 – A Resolution Vacating a Portion of the Paradise Hills Interceptor Sewer Easement No. 4, Located in the Proposed Blue Heron Meadows Subdivision, Located at 2587 G ½ Road

Action: Adopt Resolution No. 89-04

6. **Setting a Hearing on the Fisher Annexation Located at 104 29 ¾ Road** [File # GPA-2004-191]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 18.013 acre Fisher Annexation consists of 1 parcel.

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

Resolution No. 90-04 – 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, Fisher Annexation, Located at 104 29 ¾ Road

Action: Adopt Resolution No. 90-04

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Fisher Annexation #1, Approximately 0.127 Acres, Located Within US Hwy 50 and 29 ¾ Road Rights-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fisher Annexation #2, Approximately 17.886 Acres, Located at 104 29 ¾ Road

Action: Introduction of Proposed Ordinances and Set a Hearing for November 17, 2004

7. **Setting a Hearing on the Meyers/Steele Annexation Located at 3020 E ½ Road and Portions of 30 Road and Orchard Avenue Rights-of-Way** [File # ANX-2004-206]

Resolution referring a petition for Meyers/Steele Annexation and introduction of a proposed ordinance. The 2.7559 acre Meyers/Steele Annexation consists of 1 parcel of land and portions of 30 Road and Orchard Avenue rights-of-way.

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

Resolution No. 91-04 – 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, Meyers/Steele Annexation, Located at 3020 E ½ Road and Portions of 30 Road and E ½ Road Rights-of-Way

Action: Adopt Resolution No. 91-04

b. **Setting a Hearing on Proposed Ordinances**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Meyers/Steele Annexation #1, Approximately .2559 Acres, Located Within 30 Road Right-of-Way

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Meyers/Steele Annexation #2, Approximately 2.500 Acres, Located at 3020 E ½ Road and Including Portions of 30 Road and E ½ Road Rights-of-Way

Action: Introduction of Proposed Ordinances and Set a Hearing for November 17, 2004

8. **Setting a Hearing on the Manor Annexation Located at the NE Corner of 26 ½ Road & I Road** [File # GPA-2004-205]

Resolution referring a petition for annexation and introduction of a proposed ordinance. The 11.753 acre Manor Annexation consists of 1 parcel.

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

Resolution No. 92-04 – 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, Manor Annexation, Located on the NE Corner of 26 ½ Road and I Road

Action: Adopt Resolution No. 92-04

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Manor Annexation, Approximately 11.753 Acres, Located on the NE Corner of 26 ½ Road and I Road

Action: Introduction of Proposed Ordinance and Set a Hearing for November 17, 2004

9. Setting a Hearing on Rezoning a Portion of the Laurel Subdivision, Located at 575 28 ¼ Road from RMF-8 to RMF-5 [File # RZ-2004-082]

Introduction of a proposed rezoning ordinance to rezone a portion of the Laurel Subdivision from RMF-8 to RMF-5, located at 575 28 ¼ Road.

Proposed Ordinance Rezoning a Portion of the Laurel Subdivision from RMF-8 to RMF-5 Located at 575 28 ¼ Road

Action: Introduction of Proposed Ordinance and Set a Hearing for October 20, 2004

10. Pole License Agreement with Xcel Energy

A pole license agreement with Xcel Energy that will allow the City to place fiber optic cable on the power poles on Patterson Road for the Signal Communications project is required to be executed prior to placing the cable on the poles.

Action: Authorize the City Manager to Sign the Pole Lease Agreement with Xcel Energy

11. **Purchase of Document Imaging Software, Service and Maintenance for the Police Department Records Division**

Approval to purchase a new Document Imaging System from Alpha Corporation for the Police Department Records Division.

Action: Authorize the Purchasing Manager to Procure the Document Imaging System from Alpha Corporation, which Includes Hardware, Software, Service and Maintenance, in the Amount of \$74,754

12. **Purchase of an InfoTrak Upgrade for the Police Departments Law Records Management System**

The Police Department is seeking City Council approval to purchase an InfoTrak upgrade for their Law Records Management System.

Action: Authorize the City Purchasing Manager to Purchase the InfoTrak Upgrade from Printrak for the Law Records Management System in the Amount of \$73,550

13. **Purchase Inductively Coupled Plasma Mass Spectrometer (ICP-MS) for the Persigo Waste Water Environmental Laboratory**

Approval to purchase a new Inductively Coupled Argon Plasma Mass Spectrometer from Agilent Technologies, Inc. for the Persigo Waste Water Environmental Laboratory.

Action: Authorize the Purchasing Division to Procure the ICP-MS from Agilent Technologies, Inc., which Includes Hardware, Software, Service and Maintenance, in the Amount of \$162,853.83

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

Three Subrecipient Contracts for Projects within the City's 2004 Program Years Community Development Block Grant (CDBG) Program [File #CDBG-2004-06, CDBG-2004-07, CDBG-2004-10]

The Subrecipient Contracts formalize the City's award of a total of \$59,500 to various non-profit organizations and agencies allocated from the City's 2004 Program Year CDBG funds as previously approved by Council.

David Varley, Assistant City Manager, reviewed this item. The award of the CDBG funds was previously approved, and these Subrecipient Contracts will formalize that award. He

explained the three programs which are the Radio Reading Services of the Rockies, the Mesa County Health Department, and Housing Resources of Western Colorado.

Councilmember Spehar asked for confirmation that these organizations meet the guidelines for award. Mr. Varley assured the Council that the organizations do meet the guidelines.

Councilmember Spehar moved to authorize the City Manager to sign the three (3) Subrecipient Contracts. Councilmember Palmer seconded. Motion carried.

Contract for Concession Services at Tiara Rado and Lincoln Park Golf Courses

Contract Approval for the professional management of the Tiara Rado and Lincoln Park Golf concession services per the terms and conditions specified in the Request for Proposal.

Joe Stevens, Parks and Recreation Director, reviewed this item. He explained the bid review process and stated the recommendation of the review committee. One condition of the contract being required is that all the management staff goes through the City's customer service training program, and that the firm provides excellent customer service throughout the term of the contract. The other two bidders were also very well qualified.

Councilmember Palmer asked if the criteria is the same criteria that has been used in the past. Mr. Stevens said the criteria has been modified slightly, and has a more detailed approach.

Council President Hill lauded the Department's inclusion of the user groups in the review process.

Councilmember Palmer moved to authorize the City Manager to sign a Contract with Pinon Grill, Inc. for Concession Services at Tiara Rado and Lincoln Park Golf Courses commencing January 1, 2005 for a period of 3 Years, with a one 2 year renewal option. Councilmember Enos-Martinez seconded. Motion carried.

Purchase of Property at 635 W. Grand Avenue for the Riverside Parkway Project

The City has entered into a contract to purchase the property at 635 West Grand Avenue from Robert K. Sacco and James A. Holmes, Jr. for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Mark Relph, Public Works and Utilities Director, reviewed this item. He explained the reason the property is needed for the project. Two appraisals were performed and there was also a first option for the tenant. The owner wants to remove the building himself and will deal with any asbestos in the building so that is a positive for the City. The seller will have until the end of March, 2005 to complete the demolition.

Councilmember Spehar asked how the property acquisitions portion of the Parkway project is going. Mr. Relph said \$13 million is budgeted for right-of-way acquisition. Since the 1601 process is still ongoing, no acquisitions have taken place in lower downtown. Therefore acquisitions have been concentrated on each end of the project. They are on schedule. Hopefully the Environmental Assessment will be approved the end of the month and Colorado Department of Transportation will approve the alignment in December. The design team will hopefully be hired by March with construction starting in May, 2005.

Councilmember Palmer explained that the policy is for the owners to receive a fair price, the City will not take advantage of any owners nor will the City be taken advantage of.

Mr. Relph noted that the owner's considerations are taken into account.

Resolution No. 93-04 – A Resolution Authorizing the Purchase of Real Property at 635 W. Grand Ave. from Robert K. Sacco and James A. Holmes, Jr.

Councilmember Palmer moved to adopt Resolution No. 93-04. Councilmember Spehar seconded. Motion carried by roll call vote.

Purchase of Property at 526 25 Road for the Riverside Parkway Project

The City has entered into a contract to purchase the property at 526 25 Road from 25 Road LLC for the Riverside Parkway Project. The City's obligation to purchase this property is contingent upon Council's ratification of the purchase contract.

Mark Relph, Public Works and Utilities Director, reviewed this item. He described the location for reference. Again two appraisals were performed. The building used to be the Art Depot building. It is currently used by the Denver Post and they will be given adequate time to relocate. The building is 6300 square feet. This is the location of the 25 Road overpass.

Resolution No. 94-04 – A Resolution Authorizing the Purchase of Real Property at 526 25 Road from 25 Road LLC

Councilmember Enos-Martinez moved to adopt Resolution No. 94-04. Councilmember McCurry seconded. Motion carried by roll call vote.

Adopting the Mesa County, Colorado Pre-Disaster Mitigation Plan

The Mesa County pre-disaster mitigation plan identifies hazards that affect Mesa County and plan participants. The Plan includes general mitigation activities that are appropriate for various hazards.

Mark Relph, Public Works and Utilities Director, introduced Kimberly Bullen, Mesa County's Emergency Manager and reviewed this item. One of the issues is the drainage issue that the City has been trying to resolve in and around Mesa Mall. The scope of the project is \$6.5 million. The size of the drainage is 3 - 78 inch pipes. In order for FEMA to consider the project, a Pre-Disaster Mitigation Plan must be in place.

Kimberly Bullen, Emergency Manager for the County, reviewed the history of the plan. FEMA wants to place more emphasis on mitigation and have mandated Counties to approve such plans. Hazards are identified and then mitigation projects are developed. It allows communities to be eligible for FEMA disaster funds. They are seeking adoption by all the other entities in the County.

Council President Hill identified other entities that may be involved in water and fire issues. By adding reference to those entities, it might need to be added to the document. Ms. Bullen said the document can be updated and some other comments along with those can be added prior to submittal to FEMA.

Councilmember Palmer noted the detail in the report and that the reality is that Mesa County has been subject to tornadoes and earthquakes, which is not well-known.

Councilmember Enos-Martinez commended the cooperation between the two entities, the City and the County.

Resolution No. 95-04 – A Resolution Adopting the Mesa County, Colorado Pre-Disaster Mitigation Plan

Councilmember Spehar moved to Adopt Resolution No. 95-04. Councilmember Palmer seconded. Motion carried by roll call vote.

Change Order No. 2 for 25 ½ Road Reconstruction Phase II Streets (Independent Avenue to Patterson Road)

Approval of Change Order No. 2 for the 25 ½ Road Reconstruction Phase II Streets to

M. A. Concrete Construction in the amount of \$295,678.33. Change Order No. 2 will complete construction of the Pomona Parking Lot that was approved by Change Order No. 1. Change Order No. 2 includes irrigation, landscaping, lighting, and additional subgrade stabilization required to construct the lot. Change Order No. 2 will also reconstruct West Pinyon Avenue from Westgate Drive to 25 Road. A temporary extension was constructed during the 25 ½ Road Reconstruction project. To make the extension permanent, a storm drain will be installed along with the curbing, gutters, and sidewalk will be constructed. Also, a base course and asphalt will be placed.

Mark Relph, Public Works and Utilities Director, reviewed this item. He explained the items to be included in the change order. One element is the completion of the joint project with the School District as well as the completion of Pinyon Avenue, which was initially just to be a temporary bypass for construction. The bypass became popular and so City Council decided to make it permanent.

Councilmember Spehar asked if the parking lot cost includes the School District's participation. Mr. Relph said no, it is the total cost. City Manager Arnold said the final negotiations on the partnering is taking place and the School District will reimburse the City with their contribution.

Council President Hill commended the work of the contractor to complete the work with all the changes before school started and the new road, Pinyon Avenue, really acts as a relief valve for traffic, including emergency traffic from the Fire Station.

Councilmember McCurry moved to authorize the City Manager to sign Change Order No. 2 for the 25 ½ Road Reconstruction Phase II Streets with M. A. Concrete Construction in the amount of \$295,678.33. Councilmember Enos-Martinez seconded. Motion carried.

Public Hearing – Alley Improvement District No. ST-04 and ST-04 Phase B Assessments

Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 13th to 15th, between Kennedy Avenue and Elm Avenue.
- East/West Alley from 14th to 15th, between Elm Avenue and Texas Avenue.
- East/West Alley from 2nd to 3rd, between Chipeta Avenue and Ouray Avenue
- East/West Alley from 2nd to 3rd, between Teller Avenue and Belford Avenue.
- “T” shaped Alley from 7th to Cannell, between Kennedy Avenue and Elm Avenue.
- East/West Alley from 8th to Cannell, between Mesa Avenue and Hall Avenue (Alley Improvement District ST-04, Phase B)

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

Mark Relph, Public Works and Utilities Director, reviewed this item. He noted the popularity of the program for alley improvements. He detailed the costs per abutting foot. Six percent is added for administration and collection of the costs. That amount is waived if the assessment is paid by November 8, 2004. The City works with the utility companies because the opportunity is taken to upgrade any utilities in the alley during the construction.

Councilmember Palmer noted the reallocation identified in the staff report. Mr. Relph and City Manager Kelly Arnold said they will get the answer to Mr. Palmer.

There were no public comments.

The public hearing was closed at 8:44 p.m.

Ordinance No. 3670 – An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement Districts No. ST-04 and ST-04 Phase B in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

Councilmember Spehar moved to adopt Ordinance No. 3670 on second reading and order it published. Councilmember Palmer seconded the motion. Motion carried by a roll call vote.

Public Hearing – Sanitary Sewer Improvement District No. SS-46-04 Assessments

Improvements have been completed for the Music Lane area Sanitary Sewer Improvement District #SS-46-04 as petitioned by the majority of the property owners.

The public hearing was opened at 8:45 p.m.

Mark Relph, Public Works and Utilities Director, reviewed this item. He located the area of the improvement district and noted that this project is part of the Septic System Elimination Project (SSEP). There was a petition for this improvement district that was signed by 95% of the property owners. The cost to be assessed is \$5,699.90 per property owner. In addition to the assessed fee of \$5,699.90, there is a 6% one time charge for the costs of collection and other incidentals which will be waived if the assessed amount due is paid by November 8, 2004.

There were no public comments.

The hearing was closed at 8:47 p.m.

Ordinance No. 3671 – An Ordinance Approving the Assessable Cost of the Improvements Made in and for Sanitary Sewer Improvement District No. SS-46-04, in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said District; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said District; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

Councilmember Palmer moved to adopt Ordinance No. 3671 on second reading and ordered it published. Councilmember Enos-Martinez seconded the motion. Motion carried by roll call vote.

Public Hearing – Prairie View Annexations No. 1 and 2, and Zoning Located at 474 Dodge Street and 3038 Mohawk Avenue; and Vacating a Portion of the D ³/₄ Road Right-of-Way, Located East of Dodge Street and Southwest of Mohawk Avenue [File # ANX-2004-141]

Resolution for acceptance of petition to annex and to hold a public hearing and consider final passage of the annexation ordinance, the zoning ordinance, and the vacation ordinance for the Prairie View Annexation No. 1 and 2, located at 474 Dodge Street and 3038 Mohawk. The 8.929 acre annexation consists of two parcels of land.

The public hearing was opened at 8:50 p.m.

Senta Costello, Associate Planner, reviewed this item. She described the location and the current use. The Future Land Use Designation is medium density. The applicant is requesting RMF-5 zoning. She noted that it is a two part annexation. The public right-of-way runs along the south, the property to the east is already developed so there is no chance of it being extended. The criteria for the Growth Plan, the Zoning and Development Code and the criteria for right-of way vacation has been met.

Tom Dixon, Rolland Engineering, was present representing the applicant. He stated that the Planning Commission has recommended approval and he can answer questions.

There were no public comments.

The public hearing was closed at 8:52 p.m.

a. Accepting Petition

Resolution No. 96-04 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Prairie View Annexation No. 1 and 2, Located at 474 Dodge Street and 3038 Mohawk Avenue is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 3672 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Prairie View Annexation No. 1, Approximately 4.117 Acres, Located at 474 Dodge Street

Ordinance No. 3673 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Prairie View Annexation No. 2, Approximately 4.812 Acres, Located at 3038 Mohawk Avenue

c. Zoning Ordinance

Ordinance No. 3674 – An Ordinance Zoning the Prairie View Annexation No. 1 and 2 to RMF-5 Located at 474 Dodge Street and 3038 Mohawk Avenue

d. Vacation Ordinance

Ordinance No. 3675 – An Ordinance Vacating a Portion of D $\frac{3}{4}$ Road Right-of-Way Located East of Dodge Street and Southwest of Mohawk Avenue

Councilmember Spehar moved to adopt Resolution No. 96-04, Ordinance No. 3672, No. 3673, No. 3674 and No. 3675 on second reading and order them published. Councilmember McCurry seconded the motion. Motion carried by roll call vote.

Public Hearing – Indian Road Annexation and Zoning Located between C $\frac{1}{2}$ Road and D Road at Indian Road [File # ANX-2004-137]

Resolution for acceptance of a petition for annexation, and to hold a public hearing to consider final passage of the annexation ordinance and the zoning ordinance for Indian Road Annexations #1 & #2. The 34.806 acre Indian Road Annexation consists of 49 parcels. Indian Road Annexation is a two part annexation.

The public hearing was opened at 8:55 p.m.

Senta Costello, Associate Planner, reviewed this item. She described the location and the previous uses. She said the Growth Plan designation is Industrial on the north, and

Commercial/Industrial on the southern portion. The applicant is requesting Light Industrial. She described the surrounding zoning.

Council President Hill asked about the two different land use designations. Ms. Costello said Industrial allows I -1 or I -2, the Commercial/Industrial can be I -1, C-1, or C-2.

The applicant was not present.

There were no public comments.

The public hearing was closed at 8:57 p.m.

a. Accepting Petition

Resolution No. 97-04 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Indian Road Annexation Located Between C ½ Road and D Road at Indian Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 3676 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Indian Road Annexation #1, Approximately 1.017 Acres, Located at C ½ Road and Indian Road

Ordinance No. 3677 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Indian Road Annexation #2, Approximately 33.789 Acres, Located at D Road and Indian Road

c. Zoning Ordinance

Ordinance No. 3678 – An Ordinance Zoning the Indian Road Annexation to I -1 Located Between C ½ Road and D Road at Indian Road

Councilmember Spehar moved to adopt Resolution No. 97-04, Ordinances No. 3676, No. 3677 and No. 3678 on second reading and order them published. Councilmember McCurry seconded the motion. Motion carried by roll call vote.

NON-SCHEDULED CITIZENS & VISITORS

There were none.

OTHER BUSINESS

The City Council discussed scheduling for the Strategic Plan. The morning of November 16, 2004 was set.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Stephanie Tuin, MMC
City Clerk