

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

**January 4, 2006**

The City Council of the City of Grand Junction convened into regular session on the 4<sup>th</sup> day of January 2006, at 7:03 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Bruce Hill. Also present were City Manager Kelly Arnold, City Attorney John Shaver and Deputy City Clerk Juanita Peterson.

Council President Hill called the meeting to order. Councilmember Jim Doody led in the pledge of allegiance. The audience remained standing for the invocation by Retired Pastor Eldon Coffey.

**PROCLAMATIONS / RECOGNITIONS**

PROCLAIMING JANUARY 16, 2006 AS "MARTIN LUTHER KING, JR. DAY" IN THE CITY OF GRAND JUNCTION

**CITIZEN COMMENTS**

There were none.

**CONSENT CALENDAR**

It was moved by Councilmember Coons, seconded by Councilmember Thomason and carried by roll call vote to approve Consent Calendar items #1 through #12.

1. **Minutes of Previous Meetings**

*Action: Approve the Summary of the Summary of the December 19, 2005 Workshop and the Minutes of the December 21, 2005 Regular Meeting*

2. **Meeting Schedule and Posting of Notices**

State Law requires an annual designation of the City's official location for the posting of meeting notices. The City's Code of Ordinances, Sec. 2-26, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

Resolution No. 01-06 – A Resolution of the City of Grand Junction Designating the Location for the Posting of the Notice of Meetings, Establishing the City Council

Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

*Action: Adopt Resolution No. 01-06*

3. **Setting a Hearing to Appoint Board of Directors for the Downtown BID**

Council has indicated that once the Downtown BID was passed by the electorate that it would appoint a permanent Board of Directors for the Downtown BID. According to the Colorado State Statutes, the DDA Board may be appointed to fill this role.

Proposed Ordinance Naming the Grand Junction Downtown Development Authority Board as the Downtown Grand Junction Business Improvement District Board

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006*

4. **Setting a Hearing on a Petition for Exclusion from the Downtown Grand Junction Business Improvement District**

The Downtown Grand Junction Business Improvement District was formed on August 17, 2005. The ballot question regarding a Special Assessment for said District was approved on November 1, 2005. The City Council then held a hearing on the assessments on December 7, 2005 and there were no objections voiced at the hearing. On December 16, 2005, Mr. Paul Parker filed a petition and the required deposit to initiate consideration of the exclusion of his property from the Downtown Grand Junction Business Improvement District at 741 Main Street and the adjacent parking lots.

Proposed Ordinance Excluding from the Downtown Grand Junction Business Improvement District Properties Owned by Paul Parker

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006*

5. **Sale of Property at 2927 ½ D ½ Road to Mesa County Valley School District 51**

The City acquired approximately 19 acres of land at 2927 ½ D ½ Road. The City purchased the land cooperatively with School District 51 in April of 2005. The

intention of the District is to construct a school on approximately 10.5 acres of the land. The City may construct a park, a fire station or otherwise use its property for purposes yet to be determined. The City has an option to re-purchase 1.5 acres of the property.

Resolution No. 02-06 – A Resolution Ratifying the Conveyance of Land to School District 51

*Action: Adopt Resolution No. 02-06*

6. **Purchase of Utility Truck with Aerial Device**

Purchase one 2006 Terex Utilities Hi-Ranger 5FC-55 Aerial Device with an International Model 4300 Chassis for the Parks and Recreation Forestry Department. The existing 1995 Ford F800 Forestry bucket truck was scheduled for replacement in 2005, as identified by the annual review of the fleet replacement committee.

*Action: Authorize the City Purchasing Manager to Purchase One 2006 Terex Utilities Hi-Ranger 5FC-55 Aerial Device with an International Model 4300 Chassis from TEREX Utilities of Colorado, Commerce City, CO in the Amount of \$123,641.00.*

7. **Qwest Revocable Permit for an Air Intake Hood Over the East/West Alley between N. 7<sup>th</sup> Street and N. 8<sup>th</sup> Street and Main Street and Rood Avenue** [File #RVP-2005-273]

Petitioner is requesting a revocable permit to install a 5'x8' air intake hood 24' 6" above the alley right-of-way between N. 7<sup>th</sup> Street and N. 8<sup>th</sup> Street and Main Street and Rood Avenue.

Resolution No. 03-06 – A Resolution Concerning the Issuance of a Revocable Permit to Qwest Communications

*Action: Adopt Resolution No. 03-06*

8. **Setting a Hearing on Zoning the Hammer-Whitt Annexation, Located at 29 ½ Road and Ronda Lee Road** [File #ANX-2005-107]

Introduction of a proposed zoning ordinance to zone the Hammer-Whitt Annexation RSF-4, located at 29 ½ Road and Ronda Lee Road.

Proposed Ordinance Zoning the Hammer-Whitt Annexation to RSF-4, Located at 29 ½ Road and Ronda Lee Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006*

9. **Setting a Hearing on Zoning the Ward-Mudge Annexation, Located at 3113 and 3117 E ½ Road** [File #ANX-2005-256]

Introduction of a proposed zoning ordinance to zone the Ward-Mudge Annexation C-1, located at 3113 and 3117 E ½ Road.

Proposed Ordinance Zoning the Ward-Mudge Annexation to C-1, Located at 3113 and 3117 E ½ Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006*

10. **Vacation of Public Easements, Mesa Village Marketplace, Located at 2414 F Road** [File #PFP-2005-242]

The petitioners are requesting City Council approval of a vacation of various public easements that were created with the recording of the Plat for the Mesa Village Subdivision.

Resolution No. 04-06 – A Resolution Vacating Various Public Easements on Lot 5A of the Replat of the Mesa Village Subdivision, 2414 F Road

*Action: Adopt Resolution No. 04-06*

11. **Setting a Hearing to Vacate the Right-of-Way and Vacate a 10' Utility Easement, Located at the Corner of G Road and 23 Road** [File #VR-2005-243]

A Request to vacate right-of-way and utilities easements in the Midwest Commercial Subdivision on the Southwest corner of G Road and 23 Road. The applicant would like to develop this and another parcel. The City will retain a 15' utility easement.

Proposed Ordinance Vacating the Right-of-Way Dedicated on the Midwest Commercial Subdivision Plat for 22 ¾ Road while Retaining a 15' Utility Easement along the South Edge of the Right-of-Way Line for G Road, and

Vacating the Ten Foot (10') Utility Easements Lying on Either Side of the 22 ¾ Road as the Easements were Dedicated on the Midwest Commercial Subdivision Plat as it was Recorded in Book 13 and Page 48 of the Mesa County Clerk and Recorder's Records, Located at the Southwest Corner of G Road and 23 Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006*

12. **Setting a Hearing on Rezoning Two Lots in the Taurus Subdivision to I-1 and C-2, Located at the Southwest Corner of G Road and 23 Road** [File #VR-2005-243]

Introduction of a proposed rezone ordinance to rezone two lots in the Taurus Subdivision I-1 and C-2 located at the southwest corner of G Road and 23 Road.

Proposed Ordinance Rezoning Two Parcels in the Taurus Subdivision from I-2 to I-1 and C-2, Located at the Southwest Corner of G Road and 23 Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 18, 2006*

### ITEMS NEEDING INDIVIDUAL CONSIDERATION

#### **Public Hearing - Create Alley Improvement District ST-06**

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

- East/West Alley from 5<sup>th</sup> to 6<sup>th</sup>, between Teller Avenue and Belford Avenue
- East/West Alley from 10<sup>th</sup> to 11<sup>th</sup>, between Main Street and Rood Avenue
- East/West Alley from 11<sup>th</sup> to 12<sup>th</sup>, between Main Street and Rood Avenue
- North/South Alley from 23<sup>rd</sup> to 24<sup>th</sup>, between Grand Avenue and Ouray Avenue
- East/West Alley from 17<sup>th</sup> to 18<sup>th</sup>, between Hall Avenue and Orchard Avenue
- North/South Alley from 22<sup>nd</sup> to Linda Lane, between Orchard Avenue and Walnut Avenue
- North/South Alley from 21<sup>st</sup> to 22<sup>nd</sup>, between Walnut Avenue and Bookcliff Avenue

The public hearing was opened at 7:10 p.m.

Mike McDill, City Engineer, reviewed this item and gave a background of how this Improvement District came before Council and the steps following once Council passes the Resolution creating the Improvement District.

Richard Thomas, 1701 Orchard Avenue, was present and talked about the alley behind his house. Mr. Thomas said he was against having the alley improved. The alley ends at the far right of his property. He believes it is excessive use of resources to pave an alley that does not continue on. Mr. Thomas did have a proposal to Council to buy the land from the City and move his fence back.

The public hearing was closed at 7:14 p.m.

Councilmember Coons asked what are the options for Council.

Mike McDill stated that five properties have asked for the alley to be paved for this proposed Alley Improvement District which is 17<sup>th</sup> Street to 18<sup>th</sup> Street, Hall Avenue to Orchard Avenue. Mr. McDill stated alleys are used to gain back access to properties, sewers, and all would have to be checked into to see if any of these existed in the alley adjacent to the Thomas property. By improving the alley, the City has full use of it. Mr. McDill said the only time they vacate an alley is if there is no use at all. Mr. McDill stated the City is the construction agent. The petition was circulated by the citizens; they are put on a list for future improvements, which could be a 2-3 year process.

Council President Pro Tem Palmer noted there are six properties. He also asked about the ownership of the properties, some being businesses versus residential.

City Attorney John Shaver advised that the properties are assessed by ownership. It takes a majority of owners and a majority of accessible footage for a district to be created.

Council President Hill stated this is an odd block and there was really no choice but for the alley to stop behind the Thomas residence.

Councilmember Coons stated she is a recent recipient of improvements from an Alley Improvement District and the results of the process were great.

Resolution No. 05-06 – A Resolution Creating and Establishing Alley Improvement District No. ST-06 Within the Corporate Limits of the City of Grand Junction, Colorado, Authorizing the Reconstruction of Certain Alleys, Adopting Details, Plans and Specification for the Paving Thereon and Providing for the Payment Thereof

Councilmember Spehar moved to adopt Resolution No. 05-06. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**Public Hearing – Amending the PD Zoning for Redlands Mesa, Filing 6** [File # FP-2005-032]

Hold a public hearing and consider final passage of an ordinance to amend the PD zoning for Redlands Mesa, Filing 6, to allow six single family residential lots, including accessory units, on 9.8 acres.

The public hearing was opened at 7:35 p.m.

Kathy Portner, Planning Manager, reviewed this item. The proposed Filing 6 is a revision to the Preliminary Plan for Parcel 9, which was included in Phase II. The Preliminary Plan for Phase II was approved for 12 lots on Parcel 9; the proposed revised Preliminary/Final Plan consists of 6 residential lots. In addition to the principal structure, the developer is proposing that each lot be allowed an accessory dwelling unit. Ms. Portner noted it is unlikely that each lot would have an accessory structure making the total 12 units.

Councilmember Coons asked if they could be rented separately.

Ms. Portner said the City would not regulate who would live in these units. The applicant has requested special consideration to create their own regulations for the accessory dwellings units. It is anticipated that they will not be rented out separately.

Council President Hill asked if this is the same definition as a detached garage.

Ms. Portner stated they could have a detached garage as per Redlands Mesa's plans; but they are limited to a certain size.

Brad Higginbotham representing Redlands Mesa, was present.

Councilmember Thomason asked if they are being marketed as second units or is this just a marketing tool. Mr. Higginbotham responded they aren't being sold as two home lots.

There were no public comments.

The public hearing was closed at 7:36 p.m.

Ordinance No. 3855 – An Ordinance Zoning Land Located South and West of the Ridges Known as Redlands Mesa, Filing 6

Councilmember Spehar moved to adopt Ordinance No. 3855 on Second Reading and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Purchase of a 20% Interest in Property Located at 902 – 1110 S. 5<sup>th</sup> Street for the Riverside Parkway Project**

The City has entered into a contract to purchase a 20% interest in property located at 902-1110 S. 5<sup>th</sup> Street owned by the Eldon K. VanGundy Irrevocable Trust, Quinton VanGundy, Trustee, for right-of-way for the Riverside Parkway.

John Shaver, City Attorney, reviewed this item. The trustee has agreed to \$462,000 for the purchase of his portion of this property.

Council President Hill clarified this is 20% of 20 parcels. City Attorney Shaver concurred.

Resolution No. 06-06 – A Resolution Authorizing the Purchase of Real Property at 902 – 1110 S. 5<sup>th</sup> Street from the Eldon K. VanGundy Irrevocable Trust, Quinton VanGundy, Trustee

Council President Pro Tem Palmer moved to adopt Resolution No. 06-06. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

**NON-SCHEDULED CITIZENS & VISITORS**

There were none.

**OTHER BUSINESS**

Council President Hill recognized Boy Scout Troop 303 for staying for the entire meeting.

Council President Hill thanked St. Joseph Catholic Church for the ad they ran thanking the Grand Junction Fire Department, Grand Junction Police Department, and City personnel on the recent fire. Council President Hill would also like to thank those involved as he was out of town when this occurred.

Kelly Arnold, City Manager, noted the Youth Council had a successful New Year's Eve gathering and it seemed like the crowd was a little older this year than in the past.

City Manager Arnold also announced Mario Ramos, Administration Intern, has taken a position with the Federal Department of Transportation in Lakewood, CO. His new position will be auditing surrounding states. His last day will be in two weeks.

**ADJOURNMENT**



The meeting adjourned at 7:46 p.m.

Juanita Peterson, CMC  
Deputy City Clerk