

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

May 2, 2007

The City Council of the City of Grand Junction convened into regular session on the 2nd day of May 2007, at 7:08 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason and President of the Council Jim Doody. Also present were City Manager David Varley, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Spehar led in the pledge of allegiance. The audience remained standing for the invocation by Jim Hale, Spirit of Life Christian Fellowship Church.

Presentations

GJ 101 Graduate Certificate Presentations

GJ101 Graduates were asked to come forward and receive their certificates.

Presentation of Appreciation Plaque to Outgoing City Councilmember Jim Spehar

Council President Doody presented Councilmember Spehar with a plaque expressing appreciation for his eight years of service on City Council and then read a proclamation proclaiming May 4, 2007 as "Jim Spehar Day."

Proclamations / Recognitions

Proclaiming May 3, 2007 as "National Day of Prayer" in the City of Grand Junction

Proclaiming May 12, 2007 as "Grand Junction Letter Carriers Stamp Out Hunger Day" in the City of Grand Junction

Proclaiming May 19, 2007 as "Kids Day America/International" in the City of Grand Junction

Proclaiming May 21 – June 2, 2007 as "Buckle Up, Grand Junction, Colorado — Click It or Ticket!" in the City of Grand Junction

Proclaiming April 29 – May 5, 2007 as "Municipal Clerks Week" in the City of Grand Junction

Proclaiming May as "Mental Health Month" in the City of Grand Junction

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Hill read the items on the Consent Calendar.

Councilmember Hill moved to approve the Consent Calendar. It was seconded by Councilmember Thomason and carried by roll call vote to approve the Consent Items #1 through #7.

1. Minutes of Previous Meetings

Action: Approve the Summary of the April 16, 2007 Workshop and the Minutes of the April 18, 2007 Regular Meeting

**2. Rename AI Drive to Justice Drive and Air Tech Court to Justice Court
[File #MSC-2006-310]**

A request from the Grand Junction Economic Partnership (GJEP), Grand Junction Colorado State Leasing Authority (GJCSLA) and Industrial Development Inc. (IDI) to change the street names in the Air Tech Park Subdivision, as the first tenant in this subdivision is a new facility for the Colorado Bureau of Investigation (CBI).

Resolution No. 64-07 – A Resolution Renaming AI Drive to Justice Drive and Air Tech Court to Justice Court

3. Setting a Hearing on the Mesa State College Annexation, Located at 2899 D ½ Road [File #GPA-2007-081]

Request to annex 154 acres, located at 2899 D ½ Road. The Mesa State College Annexation consists of one parcel.

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

Resolution No. 65-07 – 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, Mesa State College Annexation, Located at 2899 D ½ Road

Action: Adopt Resolution No. 65-07

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Mesa State College Annexation, Approximately 154 Acres, Located at 2899 D ½ Road

4. **Setting a Hearing on the Three Sisters Annexation, Located at 2431 Monument Road** [File #GPA-2007-076]

Request to annex 128.92 acres, located at 2431 Monument Road. The Three Sisters Annexation consists of one parcel of land.

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

Resolution No. 66-07 – 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, Three Sisters Annexation, Located at 2431 Monument Road Including Portions of the Monument Road Right-of-Way

Action: Adopt Resolution No. 66-07

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Three Sisters Annexation, Approximately 128.92 Acres, Located at 2431 Monument Road Including Portions of the Monument Road Right-of-Way

5. **Setting a Hearing on the Jones Annexation, Located at 2858 C ½ Road** [File #ANX-2007-087]

Request to annex 3.42 acres, located at 2858 C ½ Road. The Jones Annexation consists of one parcel of land and is located to the southwest of the White Willows Subdivision.

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

Resolution No. 67-07 – 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, Jones Annexation, Located at 2858 C ½ Road and a portion of the Florida Street Right-of-Way

Action: Adopt Resolution No. 67-07

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Jones Annexation, Approximately 3.42 Acres, Located at 2858 C ½ Road and a portion of the Florida Street Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for June 6, 2007

6. Setting a Hearing on the West Ouray Rezone, Located at 302 W. Ouray Avenue [File #RZ-2007-034]

Request to rezone two properties with a combined acreage of 1.18 acres, located at 302 W. Ouray Avenue, from R-8 (Residential, 8 units per acre) to C-1 (Light Commercial).

Proposed Ordinance Rezoning the Property Known as the West Ouray Rezone to C-1 (Light Commercial), Located at 302 W. Ouray Avenue

Action: Introduction of Proposed Ordinance and Set a Hearing for May 16, 2007

7. Setting a Hearing on the 1st Supplemental Appropriation Ordinance for 2007

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

Proposed Ordinance Making Supplemental Appropriations to the 2007 Budget of the City of Grand Junction

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 16, 2007

ITEMS NEEDING INDIVIDUAL CONSIDERATION**Two Rivers Convention Center Roof Restoration**

This approval request is for the award of a construction contract to re-roof the concourse section of Two Rivers Convention Center.

Jay Valentine, Purchasing Manager, reviewed this item. The corridor in the older part of the Convention Center was not reroofed during the remodel. The roof is now at the end of its life and the result has been a leaky roof.

Council President Doody asked why it was not taken care of in the remodel. Mr. Valentine said due to budget constraints, the roof on the old side of the building was not addressed, as well as the HVAC system.

Councilmember Hill agreed as he served on the building committee and at the time there were still some years left on the roof life.

Councilmember Coons referred to the shortfall in this budget item and asked if that is due to higher construction costs.

Mr. Valentine answered affirmatively, plus contractors are busy and there aren't that many contractors that want the job; plus the Two River's roof is a difficult job due to the difficult access.

Councilmember Thomason asked if it will affect activities at the Convention Center. Mr. Valentine said it will be done at the same time as the HVAC so there won't be additional interference.

Councilmember Thomason moved to authorize the City Purchasing Division to enter into a contract, in the amount of \$86,300 with Roofmasters Roofing and Sheet Metal for the restoration of the roof at Two Rivers Convention Center. Councilmember Coons seconded the motion. Motion carried.

Persigo Wet Well Rehabilitation

Award a construction contract for rehabilitation of the Raw Sewage Wet Well at the Persigo Waste Water Treatment Plant and approve a deductive change order to the contract based on value engineering.

Trent Prall, Engineering Manager, reviewed this item. He explained what a wet well is and that the request is to put in a new lining as the current lining is 34 years old. There was only one bid received and it was well over the engineer's estimate. Bypass pumping was one of the higher cost items so they discussed another alternative with the contractor that reduces the amount of bypass pumping and allows lining of two of three chambers without bypass pumping.

Councilmember Beckstein moved to authorize the City Manager to execute a contract for the Persigo WWTP Raw Sewage Wet Well Rehabilitation with Guildner Pipeline Maintenance, Inc. in the amount of \$508,955.75, and approve a deductive Change Order with Gildner Pipeline Maintenance, Inc. in the amount of \$195,500 for a Net Construction Contract of \$313,455.75 after Change Order No. 1. Councilmember Hill seconded the motion. Motion carried.

Riverside Parkway Traffic Signal Video Detection System

Allow the purchase of vehicle detection systems for Riverside Parkway traffic signals. This request is for 21 vehicle detection systems, which will be installed as part of the traffic signal construction for intersections on the Parkway Project Phase II and Phase III.

Trent Prall, Engineering Manager, reviewed this item. He lauded the use of technology for traffic control. Usually these devices have been installed small pieces at a time, but this purchase is a large package for the Riverside Parkway. The Transportation Division is working on transitioning all of the traffic lights in town. The resolution is low and only used for traffic control and study.

Councilmember Beckstein asked the purpose. Mr. Prall replied it triggers the light and adjusts cycle times when traffic backs up.

Councilmember Beckstein asked if the data is used for traffic study. Mr. Prall said it can, but due to personnel resources that capability is limited.

Councilmember Palmer asked about available vendors, as the report said there are none locally. Mr. Prall said this vendor is from the State Contract. Councilmember Palmer pointed out that experience has shown that the State Contract is not always the best price.

Councilmember Coons moved to authorize the Purchasing Division to purchase the Traffic Signal Video Vehicle Detection System from Traffic Signal Controls, Inc., of Longmont, CO, in the amount of \$80,598. Councilmember Spehar seconded the motion. Motion carried.

Public Hearing – Brady South Annexation, Located at 347 and 348 27 ½ Road and 2757 C ½ Road [File #GPA-2007-051]

Request to annex 12.62 acres, located at 347 and 348 27 ½ Road and 2757 C ½ Road. The Brady South Annexation consists of three parcels.

The public hearing was opened at 8:15 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item. She described the site, which is the old rendering plant. It is about 12.5 acres and there are existing structures on the site. The owner would like to redevelop the parcel. Only the annexation is being considered at this time as the property will need to go through the Growth Plan Amendment process prior to zoning. Both Staff and the Planning Commission find the request meets the annexation criteria and recommend approval.

Council President Doody asked the City Attorney about the property line adjacent to the river and if any property extends into the river. Mr. Shaver advised that any part of the property that extends past the river line would be included in the annexation and thus in the City's jurisdiction. Many times the property line depends on the ebb and flow of the river.

Councilmember Hill asked how the Riverfront Commission could approach this private owner to acquire public river access. City Attorney Shaver said that can be approached during the development review process.

Councilmember Coons asked if there is any public dedication of internal roads. Senior Planner Ashbeck said there are no internal roads planned that she is aware, but Robert Jones is here to represent the applicant and can answer questions. The idea of a trail along the river has been discussed with the owner and he seemed amenable to the idea.

Robert Jones II, Vortex Engineering, 255 Valley Vista Drive, Fruita, representing the applicant, was present to answer questions. He stated the owner has already spent a considerable amount of money on the property for clean up.

There were no public comments.

The public hearing was closed at 8:22 p.m.

a. Accepting Petition

Resolution No. 68-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Brady South Annexation Located at 347 and 348 27 ½ Road and 2757 C ½ Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4073 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Brady South Annexation, Approximately 12.62 Acres, Located at 347 and 348 27 ½ Road and 2757 C ½ Road

Councilmember Hill moved to adopt Resolution No. 68-07 and adopt Ordinance No. 4073 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing – Zoning the Brady Trucking Annexation, Located at 356 27 ½ Road [File #ANX-2007-035]

Request to zone the 4.22 acre Brady Trucking Annexation, located at 356 27 ½ Road to Light Industrial (I-1).

The public hearing was opened at 8:24 p.m.

Kristen Ashbeck, Senior Planner, reviewed this item. She pointed out that the annexation was approved at the last meeting and the item before Council for consideration is just the zoning of the property. The Future Land Use Map identifies the property as Commercial/Industrial. The property is currently zoned I-2 in the County which does not conform to the Growth Plan. The request is to zone the property I-1. The Planning Commission found the request is consistent with the Growth Plan and found the request meets the rezone criteria. They and Staff recommend approval.

Council President Doody asked if the primary difference between I-2 and I-1 is the outside storage. Ms. Ashbeck replied yes and also the landscaping requirements.

Robert Jones II, Vortex Engineering, 255 Valley Vista Drive, Fruita was present representing the applicant. He addressed some of the rezone criteria, specifically #2 where there has been a change in character in the neighborhood and #3 the compatibility where the property is surrounded almost completely by industrial zoned property. The property will provide industrial and commercial amenities to the area.

There were no public comments.

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

Ordinance No. 4074 – An Ordinance Zoning the Brady Trucking Annexation to I-1 (Light Industrial), Located at 356 27 ½ Road

Councilmember Hill moved to adopt Ordinance No. 4074 and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Council President Doody called a recess at 8:32 p.m.

The meeting reconvened at 8:44 p.m.

Public Hearing – River Bend Annexation and Zoning, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle [File #ANX-2007-045]

Request to annex and zone 6.47 acres, located south of Dry Fork Way, Crystal Drive and Sunnyside Circle, to R-8 (Residential 8du/ac). The River Bend Annexation consists of 24 parcels and portions of rights-of-way of Sunnyside Circle, Crystal Drive, Yampa Way, Stillwater Avenue and Dry Fork Way. This annexation is a three part serial annexation.

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

Adam Olsen, Associate Planner, reviewed this item. He described the location of the property and the surrounding properties. To the west is a wildlife area. There are existing structures on the site. The requested zone is compatible with the Future Land Use Designation of residential medium, 4 to 8 units per acre. He reviewed the goals of the Growth Plan relative to this request. He described the zoning of surrounding properties, noting the compatibility with the requested zoning.

Tom Logue, 537 Fruitwood Drive, was present on behalf of the applicant. He was available for any questions.

There were no public comments.

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

Councilmember Hill asked about the property to the south. Mr. Olsen stated it is privately owned and has one house existing on it. It is designated as Conservation on the Future Land Use Map. To the west is the wildlife conservation area.

a. Accepting Petition

Resolution No. 69-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the River Bend Annexation, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4075 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, River Bend Annexation No. 1, Approximately 0.93 Acres, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle

Ordinance No. 4076 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, River Bend Annexation No. 2, Approximately 3.13 Acres, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle

Ordinance No. 4077 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, River Bend Annexation No. 3, Approximately 2.41 Acres, Located South of Dry Fork Way, Crystal Drive, and Sunnyside Circle

c. Zoning Ordinance

Ordinance No. 4078 – An Ordinance Zoning the River Bend Annexation to R-8, Located South of Dry Fork Way, Crystal Drive and Sunnyside Circle

Councilmember Spehar moved to adopt Resolution No. 69-07 and adopt Ordinance Nos. 4075, 4076, 4077, and 4078 and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Councilmember Hill said he appreciated the applicant maximizing the zoning. He pointed out the subdivision to the north is already developed and will most likely never be annexed as it will not be enclaved. Hence the area will remain a patchwork of City and County jurisdiction.

Councilmember Spehar said cooperation with the County can occur for coverage in such mixed jurisdictional areas.

Public Hearing – Walker Field Airport Master Plan Amendment [File #PLN-2007-032]

Approval of a proposed ordinance approving an amendment to the Walker Field Airport Master Plan to allow infrastructure improvements and expansion.

The public hearing was opened at 8:53 p.m.

Ronnie Edwards, Associate Planner, reviewed this item. She described the request and identified the areas which will be developed as aeronautical and those areas that will be developed as non-aeronautical and aeronautical/commercial. Since the development was a major change, the Airport was required to go through the Master Plan amendment process. The Planning Commission and Staff recommend approval.

Councilmember Coons asked about the timing on the improvements. Ms. Edwards said the Airport has proceeded on putting the infrastructure improvements out to bid, so the construction will be soon.

Rex Tippetts, Airport Manager, was present. He stated this process has taken a year and a half. The roads really need to be redone and he appreciates the assistance of the City Staff. He feels the improvements will really improve visitors' first impression of Grand Junction when arriving at the airport. Mr. Tippetts described the parking lot improvements and some of the landscaping elements.

Councilmember Palmer advised the airport has had incredible support from the tenants, especially West Star. Mr. Tippetts said that is an understatement as the plan was not fully funded and the tenants stepped up to help.

There were no public comments.

The public hearing was closed at 9:05 p.m.

Ordinance No. 4079 - An Ordinance Approving an Amendment to the Walker Field Airport Master Plan

Councilmember Palmer moved to adopt Ordinance No. 4079 and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Request to Initiate Process to Increase to a Five Member County Board of Commissioners

Mayor Doody is bringing forward a resolution requesting that the Mesa County Commissioners initiate the process to increase the number of County Commissioners from three to five.

Council President Doody reviewed the discussion that took place at Monday's workshop. Staff was directed to place the consideration on this agenda for the Council's review.

Councilmember Beckstein said she has been in favor of looking into this change for a couple of years. The population of Mesa County has grown such that warrants a look at this option.

Councilmember Coons is in support of the resolution because the increase in number will allow more diversity of opinion. However, widening the representation on the basis of geography may not be possible due to the requirements placed on population of districts.

Councilmember Hill is not fully supportive of the specific resolution but is supportive of the constituents having the discussion and having a say in the possibility of an increase. Therefore the issue is worthy of public debate.

Councilmember Spehar will support the resolution. Since being on City Council he can appreciate the value of the diversity of opinion. The decisions from five will still reflect the values of the community but will create more discussion and more opinions. He agreed with Councilmember Coons' point that it may not affect the geographical representation of the Commissioners.

Councilmember Palmer agreed and said he would support the resolution.

Councilmember Thomason said he would support the resolution so the voters can decide.

Council President Doody noted the other Mayors in Mesa County feel that this is the vehicle to get the process to the Commissioners.

Resolution No. 70-07 – A Resolution Requesting that the Mesa County Board of County Commissioners Initiate the Required Procedure to Increase the Number of Commissioners Serving on the Mesa County Board of County Commissioners from Three to Five

Councilmember Spehar moved to adopt Resolution No. 70-07. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Palmer commented that as a new councilmember four years ago, Councilmember Spehar was generous with his time and was a good mentor. He expressed his appreciation for his service.

Councilmember Hill lauded Councilmember Spehar's activity in this community all these years and it was fulfilling to see him take on the role as President of the Colorado Municipal League and he appreciated his service.

Councilmember Coons stated it's been a lot of fun voting with and against Councilmember Spehar and is doubtful he will be absent from public service.

Councilmember Beckstein said it has been an interesting time and Councilmember Spehar has kept her thinking. She wished him the best.

Councilmember Thomason, also being a fellow Lion with Councilmember Spehar, appreciated his service and historical input.

Councilmember Spehar said one of the great things about this community is the number of people that step up to give back to the community, like the GJ101 graduates, who were present tonight.

Council President Doody expressed his appreciation of Councilmember Spehar's leadership on the EMS transfer.

Adjournment

The meeting adjourned at 9:24 p.m.

Stephanie Tuin, MMC
City Clerk