

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

**September 5, 2007**

The City Council of the City of Grand Junction convened into regular session on the 5<sup>th</sup> day of September 2007, at 7:13 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Coons led in the Pledge of Allegiance. The audience remained standing for the invocation by Benny Lenard, Spirit of Life Christian Fellowship.

**Proclamations / Recognitions**

Proclaiming September 17, 2007 through September 23, 2007 as “Constitution Week” in the City of Grand Junction

**Appointments**

The City Manager to the Public Finance Corporation

City Attorney John Shaver explained the purpose of the Public Finance Corporation was to acquire the Matchett Farm for a future park and to be used as a financing vehicle with this Corporation for the purchase. The Corporation continues to manage the property and meets annually. The debt has been retired.

Councilmember Coons moved to appoint City Manager Laurie Kadrich to the Public Finance Corporation for a three year term expiring January 2010. Councilmember Hill seconded the motion. Motion carried.

To the Parks and Recreation Advisory Board

Councilmember Hill moved to re-appoint Jack Scott and Reford Theobald and appoint Tawny Espinoza to the Parks and Recreation Advisory Board for three year terms expiring June 30, 2010. Councilmember Coons seconded the motion. Motion carried.

**Certificates of Appointments**

To the Riverfront Commission

Ken Henry was present to receive his certificate of re-appointment, and Corrie Bonnar and Katie Steele were present to receive their certificates of appointment to the Riverfront Commission.

To the Urban Trails Committee

Bill Grant was present to receive his certificate of appointment to the Urban Trails Committee.

### **Citizen Comments**

There were none.

### **CONSENT CALENDAR**

Councilmember Hill read the items on the Consent Calendar. Councilmember Thomason moved to approve the Consent Calendar. It was seconded by Councilmember Palmer and carried by roll call vote to approve the Consent Items #1 through #11.

#### **1. Minutes of Previous Meetings**

*Action: Approve the Minutes of the August 2, 2007 Annual Persigo Meeting, the Minutes of the August 13, 2007 Regular Meeting, the Minutes of the August 15, 2007 Regular Meeting, and the Minutes of the August 21, 2007 Special Meeting*

#### **2. Establishing a Municipal Court Useful Public Service Workers Insurance Fee**

The Grand Junction Municipal Court frequently orders convicted defendants to perform useful public service under the supervision of various community non-profit entities. The proposed Resolution authorizes the City to procure Community Service Workers Accident Medical Insurance protection for these non-profit entities, and to charge a fee to the community service worker to cover the cost of this insurance.

Resolution No. 123-07 – A Resolution Authorizing the City to Obtain Community Service Workers Accident Medical Insurance Coverage and Establishing a Municipal Court Useful Public Service Workers Insurance Fee to Cover the Cost of this Insurance

*Action: Adopt Resolution No. 123-07*

3. **Historic Building Designation – 960 Main Street** [File # HBD-2007-231]

Owners of the residence located at 960 Main Street are requesting that the building be designated as historic in the City register of Historic Sites, Structures, and Districts.

Resolution No. 124-07 – A Resolution Designating the Residence Located at 960 Main Street in the City Register of Historic Sites, Structures and Districts

*Action: Adopt Resolution No. 124-07*

4. **Setting a Hearing on the Ute Water Annexation, Located at 825 22 Road** [File #ANX-2007-220]

Request to annex 47.86 acres, located at 825 22 Road. The Ute Water Annexation consists of one parcel, including a portion of the 22 Road right-of-way.

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

Resolution No. 125-07 – 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, Ute Water Annexation, Located at 825 22 Road, Including a Portion of the 22 Road Right-of-Way

*Action: Adopt Resolution No. 125-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ute Water Annexation, Approximately 47.86 Acres, Located at 825 22 Road, Including a Portion of the 22 Road Right-of-Way

*Action: Introduction of Proposed Ordinance and Set a Hearing for October 17, 2007*

5. **Setting a Hearing on the Gentry Annexation, Located at 805 22 Road** [File #ANX-2007-215]

Request to annex 8.46 acres, located at 805 22 Road. The Gentry Annexation consists of one parcel and a portion of the 22 Road right-of-way, and is located on the northwest corner of H Road and 22 Road.

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

Resolution No. 126-07 – 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, Gentry Annexation, Located at 805 22 Road Including a Portion of the 22 Road Right-of-Way

*Action: Adopt Resolution No. 126-07*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Gentry Annexation, Approximately 8.46 Acres, Located at 805 22 Road Including a Portion of the 22 Road Right-of-Way

*Action: Introduction of Proposed Ordinance and Set a Hearing for October 17, 2007*

**6. Setting a Hearing on Vacating an Existing Alley Right-of-Way Located Adjacent to Mesa State College Properties – 1257 Elm Avenue and 1260 Kennedy Avenue [File #VR-2007-177]**

The petitioner, Mesa State College, is requesting to vacate an existing alley right-of-way located west of 13<sup>th</sup> Street between Elm and Kennedy Avenue, adjacent to Mesa State properties for the benefit of current building expansions. The Planning Commission recommended approval of the proposed alley right-of-way vacation at their August 14, 2007 meeting.

Proposed Ordinance Vacating an Alley Right-of-Way Adjacent to Mesa State College Properties Located at 1257 Elm Avenue and 1260 Kennedy Avenue

*Action: Introduction of Proposed Ordinance and Set a Hearing for September 19, 2007*

**7. Setting a Hearing Accepting Improvements and Assessments Connected with Alley Improvement District No. ST-07**

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

- East/West Alley from 3<sup>rd</sup> to 4<sup>th</sup>, between Ouray Avenue and Chipeta Avenue

- North/South and East/West Alleys from 7<sup>th</sup> to 8<sup>th</sup>, between Teller Avenue and Belford Avenue
- East/West Alley from 10<sup>th</sup> to 11<sup>th</sup>, between Ouray Avenue and Chipeta Avenue
- East/West Alley from 12<sup>th</sup> to 14<sup>th</sup>, between Elm Avenue and Texas Avenue
- North/South Alley from 17<sup>th</sup> to 18<sup>th</sup>, between Ouray Avenue and Chipeta Avenue
- North/South Alley from 22<sup>nd</sup> to 23<sup>rd</sup>, between Ouray Avenue and Gunnison Avenue

Resolution No. 127-07 – A Resolution Approving and Accepting the Improvements Connected with Alley Improvement District No. ST-07

Proposed Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-07 in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11<sup>th</sup> 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

*Action: Adopt Resolution No. 127-07, Introduction of Proposed Ordinance and Set a Hearing for October 17, 2007*

8. **Construction Contract for the I-70 and 24 Road Interchange Landscaping Project**

Bids were opened August 21, 2007 for the I-70 and 24 Road Interchange Landscaping Project. The construction consists of landscape, irrigation, and lighting and does not include the cost for two sculptures to be located within the two roundabouts. The low bid was submitted by Clarke & Co., Inc. in the amount of \$222,303.63.

*Action: Authorize the City Manager to Sign a Construction Contract for the I-70 and 24 Road Interchange Landscaping Project with Clarke and Company, Inc. in the Amount of \$222,303.63*

9. **Construction Contract for 2007 Curb, Gutter, and Sidewalk Replacement**

The project consists of replacing sections of hazardous or deteriorating curb, gutter, and sidewalk in various locations throughout the City limits. The projects also repairs curb, gutter, and sidewalks that were damaged during water breaks.

*Action: Authorize the City Manager to Sign a Construction Contract for the 2007 Curb, Gutter, and Sidewalk Replacement Project to BPS Concrete, Inc. in the Amount of \$129,702*

10. **Purchase of E85 Storage Tank & Dispensing System**

This approval request is for the purchase and installation of a new storage tank and fuel dispensing system for E85 fuel.

*Action: Authorize the City Purchasing Division to Enter into a Contract, in the Amount of \$61,229.93 with Independent Pump Company for the Purchase and Installation of a New E85 Tank and Fueling System*

11. **Assign the City's 2007 Private Activity Bond Allocation to the Colorado Housing and Finance Authority**

Request approval to assign the City's 2007 Private Activity Bond Allocation to the Colorado Housing and Finance Authority (CHFA) for the purpose of providing single-family mortgage loans to low- and moderate-income persons and families.

Resolution No. 128-07 – A Resolution Authorizing Assignment to the Colorado Housing and Finance Authority of a Private Activity Bond Allocation of the City of Grand Junction Pursuant to the Colorado Private Activity Bond Ceiling Allocation Act

*Action: Adopt Resolution No. 128-07*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Purchase of Parking Equipment to be used in the Downtown Parking System**

Request for authorization of the sole source purchase of parking equipment from MacKay Meters to be used in the downtown parking system. The authorization will be effective for one year in which up to 300 meters and 4 pay-by-space stations may be purchased subject to budget approval.

Jodi Romero, Financial Operations Manager, reviewed this item. She explained the mechanical meters are now sixty years old and it is difficult to keep them functional. The new meters are fully electronic which makes for more efficiency for customers and the one paid parking technician. The new parking garage will have meters from this same company so the new meters will be compatible.

Councilmember Palmer asked if there will be an increase in parking fees. Ms. Romero said not at this time, but it is under future consideration for the ten hour meters that are currently ten cents per hour.

Council President Doody noted the request said the authorization would not exceed the budgeted amount. Ms. Romero clarified that the City may get some pay by space stations so the contract may go into 2008, and additional funds will be requested.

Councilmember Hill asked if the Parking Management Advisory Group (PMAG), which agreed with this sole source purchase, will stay intact. He also asked for specificity regarding the meters versus the pay stations being installed.

Ms. Romero said that PMAG's purpose was to have cooperative effort on the construction design of the parking garage. They have also been involved in discussions on the parking policies in the downtown area, so they may have some occasional reason, perhaps once or twice a year, to discuss the parking system. In response to the second question, Ms. Romero said some of the larger lots may go to pay by space stations. A pay by space station will also be used in the first floor of the parking garage.

Councilmember Coons moved to authorize the City Purchasing Division to purchase parking equipment from MacKay Meters in an amount not to exceed the budgeted amount. Councilmember Hill seconded the motion. Motion carried.

### **Public Hearing – Assessments Connected with El Poso Street Improvement District No. ST-06, Phase B**

Improvements in the El Poso Street Improvement District have been completed, from Maldonado Street to Mulberry Street, between West Grand Avenue and West Chipeta Avenue.

The public hearing was opened at 7:37 p.m.

Tim Moore, Public Works and Planning Director, reviewed this item. He noted that the City does a number of alley improvement districts, but this is the first street improvement district that has been done in some time. There are hopes that other neighborhoods may take advantage of this process. Construction costs came in 14% less than the estimate. The Department of Local Affairs (DOLA) provided a \$500,000 grant which was applied to the property owners' portion of the cost.

Councilmember Palmer asked why the City's cost is noted at 58% in the Staff report. Mr. Moore explained the assessment calculation. A portion was part of the State Highway so the City did pick up more than the usual 1/3.

Councilmember Hill said that the DOLA grant was another way to receive severance tax dollars.

Councilmember Coons asked if a neighborhood can choose to use a street improvement district to put in underground utilities. Mr. Moore said they could, depending on the availability of right-of-way and treescaping.

Council President Doody asked if including a street improvement district option in the neighborhood program would be worth considering.

Kathy Portner, Neighborhood Services Manager, explained how they are expanding the neighborhood program. She thought that including information on improvement districts is a great idea to incorporate in the neighborhood program.

Councilmember Hill suggested ideas be taken to neighborhoods that don't already have an association or organized group. Ms. Portner said they were excited that a number of neighborhood groups came out at National Night Out and were in areas that haven't been organized in the past.

There were no public comments.

The public hearing was closed at 7:45 p.m.

Councilmember Hill asked about the Crosby improvements and if it is still in the works. Mr. Moore responded that it was designed and sent out to bid but the City did not get any response. He deferred to Interim Deputy City Manager Trent Prall for more explanation.

Trent Prall, Interim Deputy City Manager, said that Crosby is currently closed due to Riverside Parkway construction and the improvement project is scheduled again for 2009. It will be reopened once the Riverside Parkway is completed in that area.

Ordinance No. 4112 – An Ordinance Approving the Assessable Cost of the improvements Made in and for the El Poso Street Improvement District No. ST-06, Phase B in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11<sup>th</sup> 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 Palmer moved to adopt Ordinance No. 4112 and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Public Hearing – HDP Investment Group Annexation and Zoning, Located at 841 21 ½ Road** [File #ANX-2007-176]

Request to annex and zone 15.84 acres, located at 841 21 ½ Road, to I-1, Light Industrial. The HDP Investment Group Annexation consists of three parcels. This area is within the recently adopted H Road/Northwest Area Plan.

The public hearing was opened at 7:49 p.m.

Adam Olsen, Senior Planner, reviewed this item. He described the location and the site. The requested zone district is I-1. The site is vacant and the Future Land Use Designation is Commercial/Industrial. He described the zoning of the surrounding properties. The Planning Commission did recommend a zoning of I-1.

Robert Jones II, Vortex Engineering, 255 Valley Vista Drive, Fruita, stated he concurred with the Staff presentation and was available for any questions.

There were no public comments.

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

Councilmember Hill asked if the dotted line was the buffer zone and where the 201 boundary is located. Mr. Olsen responded that the property is on the 201 boundary line.

**a. Accepting Petition**

Resolution No. 129-07 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the HDP Investment Group Annexation, Located at 841 21 ½ Road is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4113 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, HDP Investment Group Annexation, Approximately 15.84 Acres, Located at 841 21 ½ Road

**c. Zoning Ordinance**

Ordinance No. 4114 – An Ordinance Zoning the HDP Investment Group Annexation to I-1 Located at 841 21 ½ Road

Councilmember Palmer moved to adopt Resolution No. 129-07 and Ordinance Nos. 4113 and 4114 and ordered them published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

### **Contract for the Downtown Master Plan**

Contract with the professional strategic planning firm, Leland Consulting Group, to conduct a study of downtown and the Original Townsite. The City and the DDA are sharing the cost on this contract 50-50.

Harold Stalf, DDA Executive Director, reviewed this item. The Downtown Development Authority (DDA) is required by State Statute to have a Plan of Development when they renewed the Tax Increment Financing (TIF) District. It is a six month process that is being kicked off next week. He listed a number of items that will be addressed in the plan.

Councilmember Coons asked, since it is the entire original townsite, if the Steering Committee will involve residents in the area. Mr. Stalf said he believes that to be the case, but right now the DDA is just selecting the firm to do the work.

Councilmember Hill questioned why this should be done when the City is embarking on the Comprehensive Plan for the community. The response was the Comprehensive Plan will incorporate all the Master Plans heretofore adopted, some of which will need to be updated.

Councilmember Hill asked if it extends beyond the DDA boundary to the south. Mr. Stalf said no, that was in the South Downtown Plan. He added that this is not just the Original Townsite, but also extends to the railroad tracks to the west.

Councilmember Todd would like to keep the old trolley tracks at 4<sup>th</sup> Street and South Avenue exposed.

Councilmember Thomason moved to authorize the Purchasing Division to enter into a contract with Leland Consulting Group to study and complete the Original Townsite Master Plan in an amount not to exceed \$96,000. Councilmember Coons seconded the motion. Motion carried.

### **Public Hearing – Setting the City Manager’s Salary**

Article VII, Section 57 of the Charter states the City Manager’s salary is to be fixed by the Council by Ordinance.

The public hearing was opened at 8:04 p.m.

John Shaver, City Attorney, reviewed this item. It is the second reading of the ordinance setting the City Manager's salary as required by the City Charter.

Councilmember Todd stated that she was delighted and supportive of the ordinance.

Councilmember Palmer stated that he may not be happy about every provision in the ordinance, but feels the right person is in the position and he will support the ordinance.

Councilmember Thomason said the severance package is a graduated package, and feels the City has the right person for the right job. He is in support.

There were no public comments.

The public hearing was closed at 8:07 p.m.

Councilmember Coons stated when looking at salaries, the City needs to be cognizant of the growing community and the responsibilities that have become more complex and that needs to be kept in mind in regards to determination of salary.

Councilmember Hill stated that the Charter governs the City Council and how Council governs is to hire a professional manager to run the City. Grand Junction is the regional center of Western Colorado and Eastern Utah and he believes the right person for the job has been selected. He supports the ordinance and the City Manager.

Councilmember Beckstein stated that the Council did the research and compared salaries and that a great deal of thought and discussion was involved. The severance package will be earned through time, and the Council worked hard to develop this package. She congratulated Ms. Kadrich.

Council President Doody stated he worked on the first draft with Councilmember Beckstein and there was a lot of discussion with the other Councilmembers and he is supportive.

Ordinance No. 4115 – An Ordinance Concerning the Salary of the City Manager

Councilmember Todd moved to adopt Ordinance No. 4115 and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 8:14 p.m.

Stephanie Tuin, MMC  
City Clerk