

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

November 5, 2007

The City Council of the City of Grand Junction convened into regular session on the 5th day of November 2007 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Teresa Coons, Bruce Hill, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Councilmember Bonnie Beckstein was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Jim Doody called the meeting to order. Councilmember Coons led in the Pledge of Allegiance. The audience remained standing for the invocation by Pastor Galen Daly, Extended Arms Foursquare Church.

Proclamations

Proclaiming November 11, 2007 as "A Salute to All Veterans 2007" in the City of Grand Junction

Appointments

Councilmember Todd moved to appoint Merv Heinecke to the Horizon Drive Association Business Improvement District Board for a remaining term expiring April 2008. Councilmember Hill seconded. Motion carried.

Council Comments

There were none.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Palmer asked that the Downtown Bid Operating Plan and Budget be removed from the Consent Calendar and postponed for further clarification. He then read the rest of 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 #11, with item #12 being tabled for further clarification.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the October 15, 2007 and the October 17, 2007 Regular Meetings and the October 29, 2007 Special Meeting

2. **Setting a Hearing Zoning the Mesa Heights Annexation, Located at 2856 B ³/₄ Road** [File #ANX-2007-270]

Request to zone 3.86 acres Mesa Heights Annexation, Located at 2856 B ³/₄ Road to R-4 (Residential 4 units per acre).

Proposed Ordinance Zoning the Mesa Heights Annexation to R-4 (Residential 4 Dwelling Units per Acre), Located at 2856 B ³/₄ Road

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

3. **Setting a Hearing Zoning the Indian Wash Rentals Annexation, Located 378 27 ¹/₂ Road** [File #ANX-2007-278]

Request to zone the 1.999 acre Indian Wash Rentals Annexation, located at 378 27 ¹/₂ Road, to I-1 (Light Industrial).

Proposed Ordinance Zoning the Indian Wash Rentals Annexation to I-1, Located at 378 27 ¹/₂ Road

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

4. **Setting a Hearing on the Davis Annexation, Located at 488 23 Road** [File #ANX-2007-297]

Request to annex 1.55 acres, located at 488 23 Road. The Davis Annexation consists of 1 parcel and includes a portion of the 23 Road right-of-way. The owners have requested annexation in order to subdivide the property.

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

Resolution No. 148-07—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, Davis Annexation, Located at 488 23 Road, Including a Portion of the 23 Road Right-of-Way

Action: *Adopt Resolution No. 148-07*

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Davis Annexation, Approximately 1.55 Acres, Located at 488 23 Road, Including a Portion of the 23 Road Right-of-Way

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

5. **Revocable Permit for Mesa County Bike Rack, Building Sign, and Screening along the South Avenue Right-of-Way** [File #RVP-2007-182]

Request for a Revocable Permit to allow a building sign, a portion of 4 bike racks, and screening within a portion of the South Avenue right-of-way.

Resolution No. 149-07—A Resolution Concerning the Issuance of a Revocable Permit to Mesa County Government

Action: *Adopt Resolution No. 149-07*

6. **Setting a Hearing on Proposed Amendments to the Zoning and Development Code** [File #TAC-2007-307]

The City of Grand Junction requests approval to amend the Zoning and Development Code to consider amendments to the Growth Plan and/or Future Land Use Map more than twice a year, and to update or clarify certain provisions of the Code.

Proposed Ordinance Amending Section 2.5 of the Zoning and Development Code to Allow Amendments to the Growth Plan and/or the Future Land Use Map More than Twice Each Calendar Year

Proposed Ordinance Amending the Zoning and Development Code to Update and Clarify Certain Sections of the Code and to Make Minor Corrections

Action: *Introduction of Proposed Ordinances and Set a Hearing for November 19, 2007*

7. **Setting a Hearing to Vacate the Pear Street Right-of-Way, Located North of North Avenue and East of 28 ¾ Road** [File #VR-2007-088]

The petitioner is requesting to vacate the Pear Street right-of-way located on the north side of North Avenue and on the east side of 28 ¾ Road at the old Fun Junction site. This request is conditioned upon the approval of a simple subdivision that will reconfigure seven existing parcels adjacent to Pear Street. The Planning Commission recommended approval of the proposed right-of-way vacation at their October 23, 2007 meeting.

Proposed Ordinance Vacating Right-of-Way for Pear Street Located North of North Avenue and East of 28 ¾ Road

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

8. **Setting a Hearing for the Krummel Annexation, Located at 2953 Highway 50** [File #ANX-2007-294]

Request to annex 1.74 acres, located at 2953 Highway 50. The Krummel Annexation consists of one parcel and is located on the south side of Highway 50 directly west of Buena Vista Drive on Orchard Mesa.

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

Resolution No. 150-07—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, Krummel Annexation, Located at 2953 Highway 50

Action: Adopt Resolution No. 150-07

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Krummel Annexation, Approximately 1.74 Acres, Located at 2953 Highway 50

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

9. **Rename Glenwood Avenue between 5th Street and 7th Street to Tiger Avenue**
[File #MSC-2007-311]

A Resolution Renaming Glenwood Avenue Between 5th Street and 7th Street to Tiger Avenue. This portion of Glenwood Avenue is located on the south side of the Grand Junction High School campus.

Resolution No. 151-07—A Resolution Renaming Glenwood Avenue Between 5th Street and 7th Street to Tiger Avenue

Action: Adopt Resolution No. 151-07

10. **Setting a Hearing on the Cooper-Tucker Annexation, Located at 2825 D Road**
[File #ANX-2007-289]

Request to annex 11.47 acres, located at 2825 D Road. The Cooper-Tucker Annexation consists of one parcel and includes a portion of the D Road right-of-way. This property is located on the south side of D Road, east of 28 Road in the Pear Park area.

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

Resolution No. 152-07—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, Cooper-Tucker Annexation, Located at 2825 D Road and Includes a Portion of the D Road Right-of-Way

Action: Adopt Resolution No. 152-07

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Cooper-Tucker Annexation, Approximately 11.47 Acres, Located at 2825 D Road and Includes a Portion of the D Road Right-of-Way

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

11. **Purchase of Rugged Mobile Data Computers Systems**

This purchase is for rugged mobile data computers that will be installed in the City's public safety vehicles. Eleven of these computers will be installed in Fire

and EMS Vehicles and nine in the new Police Patrol vehicles. Patrol Vehicles, as they are replaced or added annually to the fleet, will also be equipped with mobile data computers. An additional spare system will be purchased by Police which will provide a 24/7 backup. The new computer systems consist of a lightweight, rugged, wireless PC notebook/PC tablet which will allow an EMT, Firefighter, or Police Officer the mobility to input data on-scene such as at a patient's side or in a residence. The computer systems will also consist of a Permanent Display Removable Computer (PDRC) to be installed in the front seat of the vehicles to allow public safety personnel access to their records management system and computer aided dispatch. The awarded supplier will provide installation assistance, staff training, system maintenance, and system support.

Action: Authorize the City Purchasing Division to Award the Purchase of Public Safety Rugged Mobile Data Computers to Portable Computer Systems (PCS), Golden Colorado, in the Amount of \$79,751 for Police and \$91,466 for Fire, for a Total Price of \$171,217

12. **Downtown Grand Junction Business Improvement District Operating Plan and Budget**

Every business improvement district is required to file an operating plan and budget with the City Clerk by September 30 each year. The City Council is then required to approve the plan and budget within thirty days and no later than December 5. Downtown Grand Junction Business Improvement District filed their 2008 Operating Plan and Budget. It has been reviewed by Staff and found to be reasonable.

Action: Tabled for additional clarification

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Contract Amendment to the Communication Center Remodel to Include Police Evidence and Facilities

This request for a contract amendment is based on an emergency sole source request to expand the scope of work of the previously approved Grand Junction Regional Communication Center construction contract. The amended scope of work will include the remodel of the former National Guard Armory Building, located at the City Shops Complex. This contract amendment is being sought to create a temporary Police Evidence Storage Facility, and permanent quarters for the Facilities Division.

Troy Smith, Deputy Police Chief, and Jay Valentine, Assistant Financial Operations Manager, reviewed this item. Deputy Chief Smith described the purpose of the request, and why circumstances have created the need for the emergency request. The remodel will allow the evidence to be moved into a facility where it can be preserved. Some Staff will also be located in the Armory Building.

Mr. Valentine explained that only one contractor responded to the last formal solicitation for the remodel of the Communication Center. By using this contractor, the City will save one and a-half months in time for soliciting bids.

Council President Doody asked about the air quality in the old facility. Deputy Chief Smith advised that both Hantavirus and air borne bacteria is suspected to be present, and a hazard to City Staff.

Council President Doody asked about the evidence audit that was completed recently. Deputy Chief Smith said only a small amount of coin and marijuana was discovered missing. The last audit was conducted ten years ago.

Councilmember Palmer supported the request. He has seen the existing facility, and it is way past its useful life. Deputy Chief Smith advised that the move is temporary, and the evidence will be relocated back to the new Public Safety facility once it has been constructed. Mr. Valentine noted that the Facilities Superintendent was also being moved into the Armory Building which will make room for Neighborhood Services in the Purchasing Building.

Councilmember Coons moved to authorize the City Purchasing Division to enter into a contract amendment in the amount of \$343,000 with PNCI Construction, Inc. for the completion of the remodel for Police Evidence and Facilities Division operations.

Public Hearing—Vacation of Public Rights-of-Way in the Indian Road Industrial Subdivision, Located Between C ½ Road and D Road at Indian Road [File #SS-2005-290]

A request to vacate portions of Public Rights-of-Way, portions of Utility Easements, Drainage Easements and Multipurpose Easements all as part of the Indian Road Industrial Subdivision Filing 2 application. The simple subdivision application includes creation of 1 new industrial lot, reconfiguration of the existing lots within the subdivision in order to make the lots more developable, and the vacation of rights-of-way and easements that are no longer necessary.

The public hearing was opened at 7:25 p.m.

Senta L. Costello, Associate Planner, reviewed this item. She described the location and the site. Three sites are built on and the rest of the property is vacant. She described the Future Land Use Designation and the existing zoning. There is an extra twelve feet of right-of-way, and there is excess right-of-way in other areas, including an extension of Winters Avenue to the east. The plan is to create a new lot; a new right-of-way (C $\frac{3}{4}$ Road) will be extended to retain connectivity, and the City will retain utility easements.

The applicant was present, but had nothing to add.

There were no public comments.

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

Resolution No. 153-07—A Resolution Vacating Portions of the 15' Utility Easements along the Frontage of all Lots and Portions of the Drainage Easements within the Indian Road Industrial Subdivision

Ordinance No. 4128—An Ordinance Vacating Excess Rights-of-Way, Located Along Indian Road, Lang Drive, and Winters Avenue in the Indian Road Industrial Subdivision

Councilmember Palmer moved to adopt Resolution No. 153-07, and adopt Ordinance No. 4128 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing—Rim View Estates Annexation and Zoning, Located at 595 21 $\frac{1}{8}$ Road [File #ANX-2007-251]

Request to annex and zone 4.70 acres, located at 595 21 $\frac{1}{8}$ Road to R-4 (Residential 4 Units/acre). The Rim View Estates Annexation consists of one parcel and includes a portion of the 21 $\frac{1}{8}$ Road and South Broadway rights-of-way. The property is located on the southwest corner of South Broadway and 21 $\frac{1}{8}$ Road in the Redlands.

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

Faye Hall, Associate Planner, reviewed this item. She described the request and the site as well as the location. The request is compatible with the Future Land Use Designation. The existing City and County zoning is R-4 (RSF-4 in the County). There is also PUD zoning in the vicinity. Regarding existing lots sizes in the area, there are both $\frac{1}{4}$ acre, and $\frac{1}{2}$ acre lots. The $\frac{1}{2}$ acre lots could be subdivided further as they are zoned R-4. The existing dwelling units would make additional subdivision difficult. The request was recommended for approval by the Planning Commission, and the requests were found to

meet the State Statutory requirements for annexation, and the Land Use Code criteria for zoning.

The applicant was not present.

There were no public comments.

The public hearing was closed at 7:40 p.m.

a. Acceptance Petition

Resolution No. 154-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Rim View Estates Annexation, Located at 595 21 1/8 Road and also Includes a Portion of the South Broadway and 21 1/8 Road Rights-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4129—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rim View Estates Annexation, Approximately 4.70 Acres, Located at 595 21 1/8 Road and also Includes a Portion of the South Broadway and 21 1/8 Road Rights-of-Way

c. Zoning Ordinance

Ordinance No. 4130—An Ordinance Zoning the Rim View Estates Annexation to R-4 (Residential, 4 Units per Acre) Located at 595 21 1/8 Road

Councilmember Todd moved to adopt Resolution No. 154-07, and Ordinance Nos. 4129 and 4130, and ordered them published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Public Hearing—Bookcliff Land and Building Annexation and Zoning, Located at 564 29 Road [File #ANX-2007-232]

Request to annex and zone 2.93 acres, located at 564 29 Road to R-8 (Residential 8 Units/acre). The Bookcliff Land and Building Annexation consists of one parcel, includes a portion of the 29 Road right-of-way and to the centerline of the Grand Valley Canal. This property is located on the east side of 29 Road just south of Dawn Drive. This parcel is better known as the old Bookcliff Veterinary site.

The public hearing was opened at 7:40 p.m.

Councilmember Todd asked that she be recused as she has a business interest in this property. The Council granted her request. Councilmember Todd excused herself, and left the room.

Faye Hall, Associate Planner, reviewed this item. She described the request, the location, and the site. Ms. Hall entered the staff report and attachments into the record. She noted the request meets all requirements. The applicant was present, but had no presentation.

Councilmember Palmer asked why the need for increased density, as it is currently zoned R-4 in the County.

Councilmember Hill said he uses the Future Land Use Map to determine the appropriate zoning. City Attorney clarified that the Persigo Agreement allows zoning to be consistent with the Growth Plan, or can be zoned consistent with existing County zoning. Ms. Hall noted that request does fit the Growth Plan, specifically the higher end of the allowed zoning.

There were no public comments.

The public hearing was closed at 7:44 p.m.

a. Acceptance Petition

Resolution No. 155-07—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Bookcliff Land and Building Annexation, Located at 564 29 Road, Including a Portion of the 29 Road Right-of-Way and to the centerline of the Grand Valley Canal is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4131—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookcliff Land and Building Annexation, Approximately 2.93 Acres, Located at 564 29 Road, Including a Portion of the 29 Road Right-of-Way and Includes to the centerline of the Grand Valley Canal

c. Zoning Ordinance

Ordinance No. 4132—An Ordinance Zoning the Bookcliff Land and Building Annexation to R-8 (Residential, 8 Units Per Acre), Located at 564 29 Road

Councilmember Coons moved to adopt Resolution 155-07, and Ordinance Nos. 4131 and 4132, and ordered them published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Councilmember Todd returned to the meeting.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:47 p.m.

Stephanie Tuin, MMC
City Clerk