

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

**January 2, 2008**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of January 2008 at 7:08 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Gregg Palmer, Doug Thomason, and Council President Jim Doody. Absent were Councilmembers Bruce Hill and Linda Romer Todd. 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 Palmer led in the Pledge of Allegiance. The audience remained standing for the invocation by Michael Rossmann of Valley Bible Church.

**Appointments**

To the Horizon Drive Association Business Improvement District

Councilmember Coons stated that the Horizon Drive Association Business Improvement District amended their by-laws September 20, 2007 to increase the number of board members from five to seven. There has also been a resignation; therefore, Councilmember Coons moved to appoint Chuck Keller to fill an unexpired term until April 2008, and to appoint Patrick Duncan and Clark Atkinson to fill the two new positions until April 2009 on the Horizon Drive Association Business Improvement District. Councilmember Palmer seconded the motion. Motion carried.

**Citizen Comments**

There were none.

**CONSENT CALENDAR**

Councilmember Beckstein read the items on the Consent Calendar, and then moved to approve the Consent Calendar. It was seconded by Councilmember Thomason, and carried by roll call vote to approve Consent Items #1 through #5.

1. **Minutes of Previous Meetings**

*Action: Approve the Minutes of the December 17, 2007 and the December 19, 2007, Regular Meeting and the Minutes of the December 17, 2007, Special Session*

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. 01-08—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. 01-08*

3. **Alternate Position for the Forestry Board**

An amendment to the Code of Ordinances to allow for an alternate member to the five-member Grand Junction Forestry Board.

Proposed Ordinance Amending the Composition of the Grand Junction Forestry Board to Allow for an Alternate Position

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 16, 2008*

4. **Setting a Hearing Zoning the DeHerrera Annexation, Located at 359 29 5/8 Road** [File #ANX-2007-300]

Request to zone the 15.52 acres annexation located at 359 29 5/8 Road to R-4 (Residential 4-du/ac).

Proposed Ordinance Zoning the DeHerrera Annexation to R-4 (Residential, 4 du/ac), Located at 359 29 5/8 Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 16, 2008*

5. **Setting a Hearing Zoning the Sipes Annexation, Located at 416 1/2 30 Road, 413, and 415 30 1/4 Road** [File #ANX-2007-313]

Request to zone the 3.54 acre Sipes Annexation located at 416 1/2 30 Road, 413, and 415 30 1/4 Road to R-8 (Residential 8-du/ac).

Proposed Ordinance Zoning the Sipes Annexation to R-8 (Residential 8-du/ac),  
Located at 416 ½ 30 Road, 413, and 415 30 ¼ Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for January 16,  
2008*

## ITEMS NEEDING INDIVIDUAL CONSIDERATION

### **Construction Contract for River Road Sewer Interceptor Rehabilitation Project**

The River Road Sewer Interceptor Rehabilitation Project will perform necessary maintenance on 11,500 feet of existing 54 inch diameter concrete sewer pipe located under River Road between the City Shops facilities and 24 Road. The rehabilitation will consist of a cured-in-place pipe liner (CIPP) inserted into the existing concrete sewer pipe that becomes a new, fully structural, pipe-within-a-pipe.

Tim Moore, Public Works and Planning Director, reviewed this item. He advised that Insituform Technologies, Inc., was the low bid. He explained the process being used to repair the pipe is to line the existing pipe. While the pipe sections are being lined, the sewer will be rerouted.

Councilmember Palmer inquired about the bid being lower than the Engineer's estimate. He asked if there are any factors that could arise to make the bid go higher. Public Works and Planning Director Moore said there aren't any elements that could affect the price.

Councilmember Palmer moved to authorize the City Manager to enter into a construction contract with Insituform Technologies, Inc., in the amount of \$3,169,439. Councilmember Coons seconded the motion. Motion carried by roll call vote.

### **Construction Inspection Fees**

Staff proposes to modify the method of collecting inspection fees for new development in 2008. Based on discussions with the development community the City Construction Inspection Fees are recommended to be flat rates for 2008. This is an effort to simplify the determination of construction inspection costs, and allow the developer to better plan for and predict inspection costs associated with their project. The proposed 2008 rates would be charged to the developer at time of plat recordation. The fees are generally based on an average of actual fees charged on development projects completed between 2003 – 2006, and the projected development activity for 2008.

Tim Moore, Public Works and Planning Director, reviewed this item. He explained how the revenues are generated and the associated costs. They decided to establish a flat rate for 2008. During 2008 they will track construction inspections through a software

system that allows the inspectors to input their data into the program via a laptop to analyze the data. They will then review the fee structure again prior to 2009.

Council President Doody asked if the 5-2-1 Drainage Authority is duplicating any of the work being done by the construction inspectors. Mr. Moore said no, once the 5-2-1 Drainage Authority inspector is on board, the current construction inspectors will no longer be inspecting storm water facilities. The construction inspectors are trained for storm water, so if they see something, they will report it.

Councilmember Palmer asked why the inspection fees are not covering 100% of the costs. Mr. Moore said historically that has been the case, but certainly that can be reviewed. Councilmember Palmer said discussion can take place later this year after the review.

#### Resolution No. 02-08—A Resolution Establishing Flat Rate Development Inspection Fees

Councilmember Thomason moved to adopt Resolution No. 02-08. Councilmember Coons seconded the motion. Discussion ensued.

Paul Johnson, Meadowlark Consulting, 123 N. 7<sup>th</sup> Street, asked how residential fees applied to condominiums or townhomes. He also asked for clarification of the fees listed on the chart, and how they applied to commercial lots.

Public Works and Planning Director Moore responded that there is no distinction between single family and condominium lots, but a commercial application is charged per acre.

Councilmember Coons commented that then the fee is really based on the time to inspect rather than the particular size. Director Moore agreed.

Mr. Johnson clarified his questions, asking why 5 + acres would be \$600; whereas, if one had 4 acres it would be \$1,000. City Attorney Shaver said the City could amend the resolution to clarify that there would be an additional \$100 per acre fee for acreage over 5 acres.

Councilmember Thomason amended his motion to adopt Resolution No. 02-08 with the amendments as outlined by the City Attorney and clarified by Public Works and Planning Director Tim Moore. Councilmember Coons seconded the amended motion. Motion carried by roll call vote.

**Public Hearing – Rezoning the Pepper Ridge Townhomes, Located at the South End of W. Indian Creek Drive** [File #PP-2007-303]

A request for rezone 3.32 acres, located at the south end of W. Indian Creek Drive, from PD (Planned Development) to R-8 (Residential 8 du/ac).

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

Adam Olsen, Senior Planner, reviewed this item. He described the request, the location, and the surrounding properties. He advised as to the Future Land Use Designation, and said the requested zone complies with that designation. He reviewed the history of the property and the surrounding densities. There is a Preliminary Plan being reviewed concurrently. The Planning Commission recommended approval of the request.

Paul Johnson, Meadowlark Consulting, 123 N. 7<sup>th</sup> Street, represented the developer Steve Kesler. The plan is for 25 townhomes. Mr. Johnson agreed with Senior Planner Olsen's presentation.

There were no other public comments.

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

Ordinance No. 4160—An Ordinance Rezoning the Property Known as the Pepper Ridge Townhomes to R-8 (Residential 8 du/ac), Located at the South End of W. Indian Creek Drive

Councilmember Palmer moved to adopt Ordinance No. 4160, and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing – Vacating Public Right-of-Way for Portions of Palmer Street and Dominguez Avenue, Alpine Bank Subdivision** [File #PP-2007-317]

The applicant, Alpine Bank, is proposing to subdivide this parcel into a major subdivision containing both commercial and residential lots. At the northwest corner of the property are the existing rights-of-way for Palmer Street and Dominguez Avenue. These rights-of-way are in excess of what is needed and required for access to the proposed subdivision; therefore, a vacation request is proposed for these portions of right-of-way.

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

Adam Olsen, Senior Planner, reviewed this item. He described the request and the location. The rights-of-way are currently undeveloped. He said the right-of way is needed

as an extension of Palmer Street, but the right-of-way is in excess of what is needed. The right-of-way east of Palmer Street for Dominguez Avenue is not needed. The Planning Commission recommended approval.

Peter Icenogle, Blythe Group, represented the applicant Alpine Bank. Mr. Icenogle said they agree with Senior Planner Olsen's presentation.

There were no other public comments.

The public hearing was closed at 7:46 p.m.

Ordinance No. 4161—An Ordinance Vacating Right-of-Way for Portions of Palmer Street and Dominguez Avenue, Located at 2675 Highway 50

Councilmember Coons moved to adopt Ordinance No. 4161, and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

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

There were none.

### **Other Business**

Councilmember Coons advised the City Council about a historical water decision that was recently made. She asked City Attorney Shaver to summarize the decision.

City Attorney Shaver said it pertained to the allocation of the river water shortages in the Colorado River Water Compact. Mesa County has been in a drought cycle. The decision determines the allocations. The City's Water Attorney, Jim Lochhead, worked with the lower and upper basins to come to an agreement. There is a continuing demand in the lower and upper basins which have not been contemplated before. The storage has been short in both Lake Powell and Lake Mead. The Secretary of Interior has signed the Record of Decision that addresses shortages in the interim. The international element, the Mexico obligation, has yet to be addressed.

Councilmember Coons asked if it will have an impact on the community's water supply. City Attorney Shaver said it does not affect the City directly, but the City needs to be mindful as the area develops as well as the upper basin and the City's water rights development.

Councilmember Palmer asked if the City could lease excess water rights to other users. City Attorney Shaver answered that leasing water rights outside the State is prohibited.

There was no further business.

**Adjournment**

The meeting adjourned at 7:55 p.m.

Stephanie Tuin, MMC  
City Clerk