

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

March 17, 2008

The City Council of the City of Grand Junction convened into regular session on the 17th day of March 2008 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Gregg Palmer, Doug Thomason, Linda Romer Todd, and Council President Jim Doody. Councilmember Bruce Hill was absent. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Doody called the meeting to order. Councilmember Beckstein led in the Pledge of Allegiance. Invocation was given by Reverend Michael Torphy, Religious Science Spiritual Center.

City Manager Laurie Kadrach introduced the new Deputy City Manager Rich Englehart to the community. Mr. Englehart thanked City Manager Kadrach and gave a brief history of his career and family.

Proclamations/Recognitions

Proclaiming the Week of March 24, 2008 as "RSVP Week" in the City of Grand Junction

Appointments

Councilmember Beckstein moved to reappoint Sam Baldwin, Ann Driggers, and Jim Fleming to the Grand Junction Colorado State Leasing Authority all for three year terms expiring January, 2011 and appoint Laurie Kadrach to the Grand Junction Colorado State Leasing Authority for a term expiring January, 2009. Councilmember Palmer seconded the motion. Motion carried.

Certificates of Appointments

Pam McLaughlin, Tanya Smith, and Vera Mulder was present to receive their certificates of appointment as members of the Commission on Arts and Culture.

Council Comments

There were none.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Palmer 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 #8.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the March 3, 2008 and the March 5, 2008 Regular Meetings

2. **Grant Funds for Police Department for “Project Safe Neighborhood”**

The Grand Junction Police Department has been awarded a “Project Safe Neighborhood” grant from the Colorado Department of Public Safety (CDPS). The \$50,000 will go toward funding overtime for the Investigations Unit, which includes the Street Crimes Unit (SCU), the Drug Task Force and General Investigations. The funding period is one year – April 2008 through March 2009.

Action: Authorize the City Manager to Sign an Agreement with Colorado Department of Public Safety (CDPS) for \$50,000 in Grant Funds

3. **Purchase of Five Half-Ton Pickup Trucks**

This purchase is for five (5) replacement E-85 (flex fuel) compatible half-ton pickup trucks servicing Engineering, Canyon View Park, Water Supply, Persigo Wash, and Parks Operations.

Action: Authorize the City Purchasing Division to Purchase Five (5) 2008 Model, Ford F-150 Half-ton Pickup Trucks, from Western Slope Auto, Grand Junction, Colorado, in the Amount of \$81,724

4. **Setting a Hearing on the Willow Wood Village Annexation, Located at 3147 E Road** [File #ANX-2008-033]

Request to annex 7.94 acres, located at 3147 E Road. The Willow Wood Village Annexation consists of 2 parcels, includes a portion of the E Road right-of-way, and is a 2 part serial annexation.

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

Resolution No. 30-08—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, Willow Wood Village Annexation No. 1 and No. 2, Located at 3147 E Road and Including a Portion of the E Road Right-of-Way

Action: Adopt Resolution No. 30-08

b. Setting a Hearing on Proposed Ordinances

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Willow Wood Village Annexation No. 1, Approximately 4.45 Acres, Located at 3147 E Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Willow Wood Village Annexation No. 2, Approximately 3.49 Acres, Located at 3147 E Road Including a Portion of the E Road Right-of-Way

Action: Introduction of Proposed Ordinances and Set a Hearing for May 5, 2008

5. **Setting a Hearing on the Summers Annexation, Located at 2144 Broadway**
[File #ANX-2008-028]

Request to annex 0.90 acres, located at 2144 Broadway. The Summers Annexation consists of 1 parcel.

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

Resolution No. 31-08—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, Summers Annexation, Located at 2144 Broadway

Action: Adopt Resolution No. 31-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Summers Annexation, Approximately 0.90 Acres, Located at 2144 Broadway

Action: Introduction of Proposed Ordinance and Set a Hearing for May 5, 2008

6. **Setting a Hearing Rezoning the Property Located at 689 25 ½ Road Known as Arroyo Vista** [File #RZ-2008-023]

A request to rezone 2.063 acres, located at 689 25 ½ Road, from R-R (Residential Rural) to R-5 (Residential 5-du/ac) also known as Arroyo Vista.

Proposed Ordinance Rezoning the Property Located at 689 25 ½ Road to R-5 (Residential 5-du/ac) also known as Arroyo Vista

Action: Introduction of a Proposed Ordinance and Set a Hearing for March 31, 2008

7. **Setting a Hearing Zoning the Holbrook Annexation, Located at 2525 D Road**
[File #ANX-2007-361]

Request to zone the 14.29 acre Holbrook Annexation, located at 2525 D Road, to R-4 (Residential 4 du/ac).

Proposed Ordinance Zoning the Holbrook Annexation to R-4 (Residential 4 du/ac, Located at 2525 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for March 31, 2008

8. **COPLINK Agreement**

City and County Staff have been working with a State Consortium of Law Enforcement Agencies to procure licenses for a state-wide data sharing system. The State Consortium has selected the COPLINK software system and negotiated a greatly reduced enterprise license fee. The City and County have signed a service agreement with Knowledge Computing Corporation to expedite the implementation of this system in support of the state initiative.

Resolution No. 32-08—A Resolution Ratifying the Service and Purchase Agreement with Knowledge Computing Corporation for the COPLINK® Project

Action: Adopt Resolution No. 32-08

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Storage Area Network Equipment Procurement

Purchase storage area network (SAN) equipment and related professional services to support the new Finance System and Utility Billing System implementation. The SAN will support the data storage requirements for seven virtual servers plus a database server while reducing future power and cooling requirements in the data center. The system is expandable and enhances the City's disaster recovery position.

Jim Finlayson, Information Systems Manager, presented this item. Storage Area Network (SAN) is a term that means a lot of network drives and software to support it. This new equipment was originally planned to be put in place next year but upon closer consideration, with the new systems being put in place, is needed now. It is a green solution as it allows the City to make better use of its resources.

Councilmember Palmer inquired about this being a sole source procurement. Mr. Finlayson advised there are other providers that would provide SAN's more expensive

and less expensive but this one is 17% lower than U.S. General Services Administration (GSA) pricing.

Councilmember Coons asked if this system will allow for redundancy in conjunction with the County. Mr. Finlayson said that is a possibility in the future.

Councilmember Palmer moved to authorize the City Purchasing Division to purchase storage area network equipment and professional installation services as a Sole Source Procurement from Xiotech Corporation located in Eden Prairie, MN for a total price of \$95,441. Councilmember Beckstein seconded the motion. Motion carried.

Whitman Park Redevelopment Contract Amendment

City staff has been working with Humphries Poli Architects, under a contract previously approved by the City Council, to complete the preliminary design of a new public safety facility. During the preliminary design process it has come to the attention of the project design team that a desire exists to consider the redevelopment of Whitman Park, which is across from the new public safety facility. This redevelopment would target returning Whitman Park to a vibrant community resource with increased community usage.

Troy Smith, Deputy Police Chief, presented this item. Mr. Smith explained the purpose of the request. The new design will add amenities to the Park in order to reclaim the park as a vibrant part of the community.

Councilmember Palmer asked how the idea came to the design team. Council President Doody said he had mentioned it to the design team and discussions ensued. Mr. Smith added that Humphries Poli, having done research on the community, brought the idea to the City in their presentation.

Councilmember Palmer asked if the contract amendment is only for the preliminary design and where that is being funded. City Manager Kadrach advised the City secured a grant with a 50% match and there is some excess capacity in the design cost. It was thought that it would be a good use of the money. Councilmember Palmer asked if there is a time frame for the actual construction. City Manager Kadrach said there is no budget to implement the design but the idea is to tie in the design so that the area is a distinct block and it all flows as one design. The anticipated cost would not be near as much as a new park.

Councilmember Todd recalled the design was to be campus-like. City Manager Kadrach said it could be shared parking and/or shared signage, for example.

Councilmember Coons inquired about the corresponding Emerson Park. Could this discussion also provide some ideas for Emerson Park? City Manager Kadrach replied yes but added there is no intent to move into the original park area to build any structure. The purpose is to make it clear to visitors that this is an area where the public can use it.

Councilmember Palmer asked how it can tie in when it is bounded by Highway 50 (5th Street). City Manager Kadrach said that is not known how they will accommodate that situation.

Council President Doody noted that this is just another change for the better to the downtown area.

Councilmember Palmer said he has long advocated redevelopment and development of parks. Tying this to the Public Safety Facility is a novel idea, but his concern is the Highway 50 situation. His concern is that spending the funds now to plan for this development, but having no money to implement the plan may cause need to redo this study when the funds are available.

Councilmember Coons did not disagree but this is a restoration of park and sounds like an effort that makes the park spaces accessible and usable. As the Riverside Parkway develops, there will be more access to these two parks.

Councilmember Todd asked if the funding would be included with the Public Safety Facility. City Manager Kadrach said it is the intent to make this part of the Public Safety Facility overall but it is an additional component and Council can choose to include or remove it.

Councilmember Thomason said he does not disagree with Councilmember Palmer but he would support the initial design to see what ideas they come up with.

Councilmember Palmer asked if this is approved, does it then become part of the Public Safety Facility project?

City Attorney Shaver stated the contract amendment is specifically for design services. This is a feasibility study, an opportunity to review an option; it is not a commitment to go forward with the implementation of the design.

Councilmember Beckstein agreed with Councilmember Coons, noting that something needs to be done to reclaim those parks. She asked if they will be working with the DDA on this. City Manager Kadrach said the DDA is one of the stakeholders that is included.

Councilmember Palmer still had concerns; part of the reasons it is not used is due to the roadways and the current users discourages the public from using the park. However, he is willing to support the study.

Council President Doody said this is a gateway to the downtown; the Colorado Department of Transportation (CDOT) will need to be consulted with Highway 50 running along side of the two parks.

Councilmember Beckstein moved to authorize the City Manager to enter into an agreement, amending the scope of services delivered under an existing contract for the preliminary design of a New Public Safety Center, to include a feasibility study and conceptual design for Whitman Park in the amount of \$32,500. Councilmember Coons seconded the motion. Motion carried.

Public Hearing—Apple Glen Annexation, Located at 2366 H Road [File #ANX-2007-306]

Request to annex 16.24 acres, located at 2366 H Road. The Apple Glen Annexation consists of 1 parcel.

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

Adam Olsen, Senior Planner, reviewed this item. He described the site and the location. He asked that the Staff report and the attachments be entered into the record and recommended approval.

Steve Hale, 2366 H Road, the applicant, was present, concurred with the Staff recommendation and was happy to answer questions.

There were no public comments.

The public hearing was closed at 7:50 p.m.

a. Accepting Petition

Resolution No. 33-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Apple Glen Annexation, Located at 2366 H Road and Including Portions of the H Road Right-of-Way

b. Annexation Ordinances

Ordinance No. 4190—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Apple Glen Annexation No. 1, Approximately .34 Acres, Located within the H Road Right-of-Way

Ordinance No. 4191—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Apple Glen Annexation No. 2, Approximately .66 Acres, Located at 2366 H Road and a Portion of the H Road Right-of-Way

Ordinance No. 4192—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Apple Glen Annexation No. 3, Approximately 15.24 Acres, Located at 2366 H Road

Councilmember Coons moved to adopt Resolution No. 33-08, and adopt Ordinance Nos. 4190 and 4191, and ordered them published. Councilmember Todd seconded the motion. Motion carried by roll call vote.

Public Hearing—Apple Glen Growth Plan Amendment [File #GPA-2007-283]

Request adoption of a resolution to amend the Growth Plan Future Land Use Map for property located at 2366 H Road from Estate (2-5 ac/du) to Residential Medium Low (2-4 du/ac). The Planning Commission recommended approval of the proposed Growth Plan Amendment request at their February 26, 2008 meeting.

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

Adam Olsen, Senior Planner, reviewed this item. He described the site, the location, the surrounding land use designation and zoning. Mr. Olsen identified the site as lying wholly within the Urban Growth Boundary. He then reviewed the Growth Plan Amendment Criteria. Mr. Olsen stated there was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for.

As part of the 1996 Growth Plan process between Mesa County and the City of Grand Junction that established the current Future Land Use Map, the property located at 2366 H Road was designated Estate (2-5 ac/du), due in large part because of inadequate sewer availability and capacity at the time.

The property is also located within the Persigo 201 Sewer Service Boundary. As stated previously, the current Growth Plan was adopted in 1996. In 1998, the City and Mesa County entered into an Intergovernmental Agreement known as the Persigo Agreement. Section C, Implementation-Zoning-Master Plan, item #12 from this Agreement states that “the parties agree that any property within the 201 should eventually develop at an urban level of density. For this agreement, residential lot sizes of two acres or larger are deemed to not be ‘urban’ while smaller parcel or lot sizes are deemed to be ‘urban.’”

Current growth trends in the Grand Valley the past few years were also not taken into consideration when the Growth Plan was adopted as there was no way to predict the rapid residential growth of the Grand Valley nor the current energy related boom and housing needs spawned thereby.

Because of the issues stated above, Mr. Olsen feels that there was an error such that then existing facts, projects or trends were not taken into account.

Next, subsequent events have invalidated the original premises and findings.

Because this property is located within the Persigo 201 sewer service urban boundary and has access to both water and sewer services (water and sewer are located in H Road), the Persigo agreement encourages urban development in this area to take advantage of this public infrastructure.

The City of Grand Junction is currently developing a comprehensive strategy for accommodating a 20-30 year projected population increase of 120,000 people to be located in the Grand Valley. This population projection is conservatively based on past and recent growth trends and State Demographer estimates. Early results consistently demonstrate both a need for and a strong public consensus favoring higher density in this area (north and south of H Road and east and west of 24 Road).

Third, the character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan. There is an 8" sewer line located in H Road with the capacity to service approximately 750 homes. Currently, use of this line is at less than 50% capacity. This availability of infrastructure, and the presumption of an urban residential character of this area created by the Persigo Agreement, constitutes a sufficient change, to warrant the requested Growth Plan Amendment.

The next criteria states that the change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans.

This proposal is consistent with the goals and policies of the Growth Plan and the North Central Valley Plan which promote areas of development that have adequate public facilities and efficient use of infrastructure.

Goal 15 of the Growth Plan emphasizes housing and achieving a mix of compatible housing types and densities dispersed throughout the community. If the Growth Plan Amendment is approved, it will allow a mix of housing types and densities between two and four units per acre with the existing larger lot densities that are present in the area.

The next criteria states that public and community facilities are adequate to serve the type and scope of the land use proposed.

Existing and proposed infrastructure facilities are adequate to serve the proposed residential development. Appleton Elementary School is located directly to the west of this proposal. Slightly further to the west, the School District has purchased property to house a future high school or a middle school. Increased density in the vicinity of the school(s) will allow for greater pedestrian access and future development would require a pedestrian access to the elementary school, thus furthering the goal of providing safe pedestrian access to schools throughout the valley.

The next criteria that an inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.

Currently there are no properties designated as Residential Medium Low (2-4 du/ac) in the vicinity of this proposal. It is reasonable to recognize that public infrastructure is already in the area and properties that are currently undeveloped and/or underdeveloped and have larger acreage to support increased densities such as this should be considered.

The last criteria states that the community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community will benefit by increased densities in areas that already have adequate facilities and services. Upgraded utility services, such as sewer, are available and will benefit both this development and adjacent properties. Additional housing to accommodate the projected growth will also be a benefit as well.

Mr. Olsen concluded by stating the Planning Commission recommended approval of the amendment.

Councilmember Thomason asked how many designations there are between Estate and Residential Medium Low. Mr. Olsen said there is one, Residential Low which is ½ to 2 acres per lot.

Councilmember Coons asked when the North Central Valley Plan was adopted. Mr. Olsen replied 1998. Councilmember Coons asked if the Plan states this area should be developed at an urban level or density. Mr. Olsen said the Plan indicates areas in the Plan should be increased in density once sewer is available. Councilmember Coons asked if that was before the sewer line was extended. Mr. Olsen replied affirmatively.

Councilmember Palmer asked when this property was included in the 201 boundary. Mr. Olsen believed it was in 2000.

Steve Hale, 2366 H Road, the applicant, concurred with Staff and encouraged approval.

There were no public comments.

The public hearing was closed at 8:03 p.m.

Resolution No. 34-08—A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 14.95 Acres Located at 2366 H Road, Known as the Apple Glen Growth Plan Amendment from Estate (2-5 ac/du) to Residential Medium Low (2-4 du/ac)

Councilmember Palmer moved to adopt Resolution No. 34-08. Councilmember Todd seconded the motion. Motion carried by roll call vote.

Public Hearing—Garden Grove – Turley Annexation and Zoning, Located at 2962 A ½ Road [File #ANX-2007-338]

Request to annex 19.64 acres, located at 2962 A ½ Road. The Garden Grove – Turley Annexation consists of four parcels and is a two part serial annexation.

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

Justin T. Kopfman, Associate Planner, reviewed this item. He described the site and the location. He asked that the Staff report and the attachments be entered into the record and recommended approval. The Planning Commission recommended approval. Mr. Kopfman noted the request does meet the criteria for annexation and zoning.

Tom Volkmann, attorney for the applicant, stated the applicant agrees with the Staff report and requests approval.

There were no public comments.

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

a. Accepting Petition

Resolution No. 35-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Garden Grove-Turley Annexation, Located at 2962 A ½ Road is Eligible for Annexation

b. Annexation Ordinances

Ordinance No. 4193—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Garden Grove-Turley Annexation, No. 1, Approximately 14.93 Acres, Located at 2962 A ½ Road

Ordinance No. 4194—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Garden Grove-Turley Annexation No. 2, Approximately 4.71 Acres, Located at 2962 A ½ Road

c. Zoning Ordinance

Ordinance No. 4195—An Ordinance Zoning the Garden Grove-Turley Annexation to R-4 (Residential 4-du/ac), Located at 2962 A ½ Road

Councilmember Todd moved to adopt Resolution No. 35-08, and adopt Ordinance Nos. 4193 and 4194, and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Todd said she struggles when Growth Plan Amendments state there was an error; it is in no way a negative comment to those that worked so hard on that plan ten years ago.

City Manager Kadrich had three topics to talk about to Council. There has been a lot of discussion regarding water quality and whether City water contains pharmaceuticals. The City water supply comes from the snowmelt off of the Grand Mesa so the concern is not the same as with other water providers. The City is still concerned about the issue because it does operate a sewer plant but there are not pharmaceuticals in the City's water.

The second item is that the recreational programs now have a single rate for all residents and the result has been an increase in the number of teams. There has been appreciation that the fee was standardized expressed by some of the teams. Councilmember Palmer asked if the change made it easier for Staff. City Manager Kadrich said she was sure that it has been.

Lastly, a follow up from the City-County meeting a few weeks ago. Regarding sewer boundaries expansion, new study areas have been identified, for both the northwest area and the southeast area. She asked for feedback so that notice of the Persigo meeting can begin.

Councilmember Todd asked if the direction is for Council to either approve or disapprove of the new study areas. City Manager Kadrich advised she was directed to look at areas where there was consensus to move forward. The boundaries can be made smaller after the advertising but cannot be enlarged.

Councilmember Beckstein asked that Council meet earlier than 6:30 p.m. before the Wednesday meeting to discuss the matter.

Councilmember Todd asked if the maps can be available in Administration.

Council decided to meet March 19, 2008 for the pre-meeting at 6:00 p.m. in the Planning Division Conference Room.

Council President Doody asked if those that went on the lower river basin tour could provide a presentation. City Manager Kadrich said she would arrange that.

Adjournment

The meeting adjourned at 8:25 p.m.

Stephanie Tuin, MMC
City Clerk