

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

**March 31, 2008**

The City Council of the City of Grand Junction convened into regular session on the 31<sup>st</sup> day of March 2008 at 7:08 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 Deputy City Clerk Juanita Peterson.

Council President Doody called the meeting to order. Councilmember Coons led in the Pledge of Allegiance. Invocation was given by Jim Hale, Spirit of Life Christian Fellowship, standing in for Rob Storey, River of Life Alliance Church.

**Proclamations**

Proclaiming April 10, 2008 as “Salvation Army Day” in the City of Grand Junction

Proclaiming April 17, 2008 as “Arbor Day” in the City of Grand Junction

**Council Comments**

Councilmember Palmer said that he and Councilmember Coons are part of the first citizen’s academy for Fire and Police.

**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 Beckstein, 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 17, 2008 Regular Meeting and the March 19, 2008, Regular Meeting*

2. **Purchase of Three ¾ Ton Pickup Trucks and Two, One Ton Utility Service Trucks**

This purchase is for three ¾ ton pickup trucks which will be additions to fleet for the Parks and Recreation Forestry/Horticulture Division, and two 1 ton utility

service trucks which will be fleet replacements in the Pipeline Maintenance and Parks Operations Divisions.

*Action: Authorize the City Purchasing Division to Purchase Three 2008 Model ¾ Ton Ford F-250 Pickup Trucks, and Two Model 2008 1 Ton Ford F-350 Pickup Trucks with Rawson Koenig Service Bodies from Western Slope Auto, Grand Junction, Colorado, in the Amount of \$109,091.00*

3. **Setting a Hearing on Zoning the ThreeP Development Annexation, Located at 519 30 Road** [File #ANX-2008-019]

Request to zone the 1.66 acre ThreeP Development Annexation, located at 519 30 Road, to B-1 (Neighborhood Business).

Proposed Ordinance Zoning the ThreeP Development Annexation to B-1, (Neighborhood Business), Located at 519 30 Road.

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 14, 2008*

4. **Setting a Hearing on the Carter-Page Annexation, Located at 2793 D Road** [File #ANX-2008-046]

Request to annex 6.29 acres, located at 2793 D Road. The Carter-Page Annexation consists of 1 parcel and includes a portion of the D Road right-of-way.

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

Resolution No. 43-08—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, Carter-Page Annexation, Located at 2793 D Road Including a Portion of the D Road Right-of-Way

*Action: Adopt Resolution No. 43-08*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Carter-Page Annexation, Approximately 6.29 Acres, Located at 2793 D Road Including a Portion of the D Road Right-of-Way

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

5. **Setting a Hearing on the Prather Annexation, Located at 243 29 Road** [File #ANX-2008-048]

Request to annex 0.55 acres, located at 243 29 Road. The Prather Annexation consists of 1 parcel and is a 2 part annexation.

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

Resolution No. 44-08—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, Prather Annexation No. 1 and No. 2, Located at 243 29 Road

*Action: Adopt Resolution No. 44-08*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Prather Annexation No. 1, Approximately 0.47 Acres, Located at 243 29 Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Prather Annexation No. 2, Approximately 0.08 Acres, Located at 243 29 Road

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

6. **Setting a Hearing on the Lambert Annexation, Located at 2813 C  $\frac{3}{4}$  Road** [File #ANX-2008-045]

Request to annex 10.14 acres, located at 2813 C  $\frac{3}{4}$  Road. The Lambert Annexation consists of 1 parcel and includes a portion of C  $\frac{3}{4}$  Road Right-of-Way.

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

Resolution No. 45-08—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, Lambert Annexation, Located at 2813 C  $\frac{3}{4}$  Road and a Portion of C  $\frac{3}{4}$  Road Right-of-Way

*Action: Adopt Resolution No. 45-08*

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

Proposed Ordinance Annexing Territory to the City of Grand Junction, the Lambert Annexation, Approximately 10.14 acres, Located at 2813 C  $\frac{3}{4}$  Road and a portion of C  $\frac{3}{4}$  Road Right-of-Way

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

**7. Setting a Hearing on Zoning the Schuckman Annexation, Located at 231 28  $\frac{1}{2}$  Road [File #ANX-2008-018]**

Request to zone the 0.87 acre Schuckman Annexation, located at 231 28  $\frac{1}{2}$  Road to R-8 (Residential 8 du/ac).

Proposed Ordinance Zoning the Schuckman Annexation to R-8, (Residential 8 du/ac), Located at 231 28  $\frac{1}{2}$  Road.

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 14, 2008*

**8. Setting a Hearing on Zoning the Martin Annexation, Located at 2107 H Road [File #ANX-2008-017]**

Request to zone the 2.95 acre Martin Annexation, located at 2107 H Road, to I-1 (Light Industrial).

Proposed Ordinance Zoning the Martin Annexation to I-1, (Light Industrial), Located at 2107 H Road.

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 14, 2008*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION****Two Rivers Convention Center Food Distributor Contract**

This request is to award the food distribution contract, which provides wholesale pricing, for the food products used at Two Rivers Convention Center (TRCC). This contract will be in force for 1 year with 3 additional annual renewals.

Joe Stevens, Parks and Recreation Director, reviewed this item. The City has been with US Food Service for the last five years. This request is to award the food distribution contract, which provides wholesale pricing, for the food products used at Two Rivers Convention Center (TRCC). This contract will be in force for 1 year with 3 additional annual renewals.

Director Stevens reviewed the integrity issue which happened about 5 years ago, with the acceptance of "perks" from the vendor at the time. This is not permitted under City

policy and the vendor, Sysco, has put procedures in place so this will not happen again. Director Stevens referenced the letter dated March 10, 2008 from Sysco that apologized and outlined the event of 5 years ago and what they have done since then. Director Stevens said since the hiring of Tim Seeberg, the Convention Center Manager, positive changes in operations have been made.

Councilmember Palmer asked if the contract renewal was automatic. Director Stevens answered no.

Councilmember Coons asked how many responses the City received for the formal request for proposal. Director Stevens said three.

Councilmember Palmer moved to authorize the Purchasing Division to purchase food delivered from Sysco Intermountain Food Services, Inc. Councilmember Thomason seconded the motion. Motion carried.

**Request to Withdraw the Mersman Annexation, Located at 3037 D Road** [File #ANX-2007-356]

Request to withdraw one parcel of approximately 1.45 acres, located at 3037 D Road, from annexation. The original land use referral was January 14, 2008. The applicant has submitted a letter explaining the reason for withdrawal and reverse of land use jurisdiction. The hearing was set for May 5, 2008.

Justin T. Kopfman, Associate Planner, presented this item. The applicant submitted a request for annexation due to his plans to subdivide the property and sell off one of the resulting lots. On January 14, 2008, the City Council approved Resolution 04-08, finding that the petition complied substantially with the provisions of the Municipal Annexation Act. A hearing date was set for February 20, 2008; however, this hearing did not occur as a postponement was requested to allow the applicant time to negotiate consolidation of the applicant's property with the adjoining proposed Hoffman Subdivision. Because these negotiations failed, the applicant is now requesting that the annexation petition be withdrawn from consideration. Due to these negotiations failing, the cost to put in the stub street is just too costly for the applicant.

Councilmember Beckstein asked if the spec house is connected to sewer. Mr. Kopfman stated yes.

Darla Mersman, 3037 D Road, the applicant, spoke to the fact they did not realize they would incur the cost for the stub street and this would just create a financial hardship for them.

Councilmember Palmer asked if there is no other development, why not annex into the City. Ms. Mersman said they would like to have several horses on the property and the adjoining property is a horse farm. Councilmember Palmer stated he could understand the reasoning for the financial hardship.

Councilmember Thomason moved to approve the request to withdraw from the annexation and zoning process and reverse land use jurisdiction back to Mesa County for the Mersman Annexation. Councilmember Todd seconded the motion. Motion carried.

**Public 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.

The public hearing was opened at 7:47 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.

Jana Gerow, Development Construction Services, was representing the applicant. She reviewed the location, the site, and the surrounding uses and asked for approval.

There were no public comments.

The public hearing was closed at 7:48 p.m.

Ordinance No. 4204 – An Ordinance Rezoning the Property Located at 689 25 ½ Road to R-5 (Residential 5-du/ac) also known as the Arroyo Vista

Councilmember Todd moved to adopt Ordinance No. 4204, and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

**Public Hearing—Holbrook Annexation and Zoning, Located at 2525 D Road** [File #ANX-2007-361]

Request to annex and zone 14.29 acres, located at 2525 D Road, to R-2 (Residential 2 du/ac). The Holbrook Annexation consists of 1 parcel, contains portions of the Monument Road and D Road right-of-way, and is a 4 part serial annexation.

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

Senta L. Costello, Associate Planner, reviewed this item. She described the site, and the location. She asked that the Staff report and the attachments be entered into the record and recommended approval. In Staff's opinion, the criteria have been met and the Planning Commission recommended approval at the March 11, 2008 meeting.

Councilmember Palmer asked if this annexation will create an enclave. Ms. Costello highlighted the property on the map to show that it did not.

Trinidad Silva, 610 E. Harrison, Fruita, representing the applicant, is a realtor and a personal friend. Mr. Silva complimented the City on the Master Plan which has helped this area develop. Mr. Silva also complimented the Planning Staff, especially Ms. Costello.

There were no public comments.

The public hearing was closed at 7:59 p.m.

**a. Accepting Petition**

Resolution No. 46-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as Holbrook Annexations No. 1, 2, 3, and 4, Located at 2525 D Road and Including Portions of the Monument Road and D Road Rights-of-Way are Eligible for Annexation

**b. Annexation Ordinances**

Ordinance No. 4205—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 1, Approximately 0.01 Acres, Located Within the Monument Road and D Road Rights-of-Way

Ordinance No. 4206—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 2, Approximately 0.02 Acres, Located Within the D Road Right-of-Way

Ordinance No. 4207—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 3, Approximately 0.58 Acres, Located at 2525 D Road and Including a Portion of the D Road Right-of-Way

Ordinance No. 4208—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Holbrook Annexation No. 4, Approximately 13.68 Acres, Located at 2525 D Road

**c. Zoning Ordinance**

Ordinance No. 4209—An Ordinance Zoning the Holbrook Annexation to R-4 (Residential 4 du/ac), Located at 2525 D Road

Councilmember Palmer moved to adopt Resolution No. 46-08, and adopt Ordinance Nos. 4205, 4206, 4207, 4208, and 4209, and ordered them published. Councilmember Coons 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 8:00 p.m.

Juanita Peterson, CMC  
Deputy City Clerk