

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

**April 2, 2008**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of April 2008 at 7:05 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Gregg Palmer, Bruce Hill, 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 Thomason led in the Pledge of Allegiance.

**Citizen Comments**

There were none.

**Presentation**

“Water and the Colorado River Basin, Where Grand Junction Fits”- A Tour of the Lower Colorado River Basin

Councilmember Teresa Coons presented an overview of the tour she, Council President Doody, Councilmember Todd and Staff members went on a few weeks ago. The reason they went on the tour was to learn about water usage from the lower Colorado River Basin and how they are managing their 7.5 million acre feet. The trip included a lot of stops and a lot of talks. She detailed the tour route, from Las Vegas down to the Mexican border and then up to Ontario, California. Their first stop was Hoover Dam which was completed in 1935. She reviewed the compact agreement for the lower basins. The river is over apportioned and they are trying to deal with how to apportion the water in drier years. Lake Mead has dropped 200 feet. The next stop was Needles, California where there is an environmental reclamation project. She described the environmental concern there. The next stop was Lake Havasu City and the London Bridge. Next was the Mark Wilmer Pumping Plant which is the water delivery system for south and southwestern Arizona. Arizona has a banking facility to bank any excess water. Banking is not allowed in Colorado. At the Whitset Intake Pumping Plant, water is delivered to southern California. They took a boat trip on the reservoir to get there. In Yuma, Arizona, they visited the Imperial National Wildlife Refuge. The All American Canal feeds the Imperial Valley and is lined to conserve water. A new water storage facility is being constructed underground to capture the water that is conserved. The Cochella Canal has also been lined to conserve water. Then in Slab City, slabs are all that is left of a previous development, which is now where squatters have moved to. The Salton Sea was an accident in its creation but has become an important wildlife habitat and sustained by irrigation runoff. The water continues to become saltier which is a concern. There are

concerns if the sea is allowed to dry up, the remaining residue will become a blowing sand issue. In the Cochella Valley Water District almost all irrigation is a drip system. Councilmember Coons recommended the tour to anyone interested in how the river is used.

Councilmember Palmer thanked Councilmember Coons for the presentation.

Council President Doody said it was the best experience he has had since being on the City Council.

Councilmember Todd advised that there is one large water authority and the many facets and broadness of that authority's scope is interesting.

Councilmember Coons concluded by saying how valuable the river resource is and how fortunate Grand Junction is not to have to depend on the river as the City's source of water.

### **CONSENT CALENDAR**

Councilmember Beckstein read the items on the Consent Calendar, and then moved to approve the Consent Calendar. It was seconded by Councilmember Todd, and carried by roll call vote to approve Consent Items #1 through #4.

1. **Setting a Hearing on the Vacation of a Portion of Florida Street, Located at 2858 C ½ Road** [File #PP-2007-087]

A request to vacate an existing unimproved public right-of-way (portion of Florida Street) in anticipation of future residential subdivision development. The proposed vacation request is located at 2858 C ½ Road in Pear Park.

Proposed Ordinance Vacating a Portion of the Florida Street Right-of-Way,  
Located at 2858 C ½ Road

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

2. **Contract for 2008 Asphalt Overlays**

The 2008 Asphalt Overlay project consists of overlaying 15 streets throughout the City.

*Action: Authorize the City Manager to Sign a Construction Contract with Elam Construction, Inc., for the 2008 Asphalt Overlay Project in the Amount of \$1,317,350.35*

3. **Contract for G ½ Road and 26 Road Improvements Project, Schedule A and Schedule B**

The purpose of this project surrounds two subdivisions that are proposed in the vicinity of the project. The first is a 96 residential unit subdivision called Jacobson's Pond located east of 26 Road and south of Interstate-70. The second subdivision is called Ruby Ranch and is made up of 27 residential units and is located west of 26 Road and south of G½ Road. Currently, there are no existing utilities (water, sewer, and storm drain) for these two subdivisions to connect into. Increases in vehicle traffic volumes are anticipated as a result of the two subdivisions and improvements need to be made to G½ Road and 26 Road to accommodate the increase traffic volumes and the potential increase in bicyclist and pedestrian traffic.

*Action: Authorize the City Manager to Sign a Construction Contract for the G ½ Road Improvements, Schedule A to Scott Contracting Inc., in the Amount of \$951,980.25 and Also Authorize the City Manager to Approve Change Order No. 1, in the Amount of \$910,544.90 for the Construction of 26 Road Improvements (Schedule B) Which will Commence Upon the Completion of Schedule A Construction*

4. **HVAC Replacement for City Municipal Service Center (Purchasing/ Neighborhood Services Facility)**

Approval of the contract for the replacement of the Heating Ventilation & Air Conditioning System (HVAC) for the Municipal Service Center Offices.

*Action: Authorize the Purchasing Division to Enter into a Contract with Phelps Construction, Inc., to Complete the Replacement of the HVAC System at the Municipal Service Center, in the Amount of \$155,160*

### **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

#### **Public Hearing—Amending the Code Regarding Industrial Pretreatment**

The Federal Government made changes to the Code of Federal Regulations (CFR) which became effective in 2006. Those changes deal with Industrial Pretreatment Regulations. The EPA requires that the City Ordinance be as restrictive as the Federal Regulations. The Grand Junction Ordinance is being revised to incorporate the exact language of these changes.

The public hearing was opened at 7:39 p.m.

John Shaver, City Attorney, reviewed this item. He explained that this is the second reading of the ordinance which amends the City Code to conform to the changes made to the Code of Federal Regulations (CFR) which became effective in 2006 and deal with

Industrial Pretreatment Regulations. The EPA requires that the City incorporate language to match the EPA language.  
There were no public comments.

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

Ordinance No. 4210—An Ordinance Amending a Portion of Article II of Chapter 38 of the Grand Junction Code of Ordinances to Incorporate Changes Made to the Federal Code of Regulations Related to Industrial Pretreatment Regulations

Councilmember Coons moved to adopt Ordinance No. 4210 and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

**Public Hearing—Ford Annexation and Zoning, Located at 2036 Broadway** [File #ANX-2007-375]

Request to annex and zone 4.06 acres of land, located at 2036 Broadway in the Redlands to R-4 (Residential 4 units/acre) zoning district. The Ford Annexation consists of 1 parcel of land.

The public hearing was opened at 7:42 p.m.

Scott D. Peterson, Senior Planner, reviewed this item. He described the request, the site, and the location. He asked that the Staff report and the attachments be entered into the record. The annexation meets the criteria as well as the zoning criteria are met by the zoning request. The Planning Commission recommended approval of the annexation and zoning.

The applicant was not present.

There were no public comments.

The public hearing was closed at 7:43 p.m.

**a. Accepting Petition**

Resolution No. 47-08—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Ford Annexation, Located at 2036 Broadway Including Portions of the Broadway (Highway 340) Right-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4211—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ford Annexation, Approximately 4.06 Acres, Located at 2036 Broadway Including Portions of the Broadway (Highway 340) Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4212—An Ordinance Zoning the Ford Annexation to R-4, Residential – 4 units/acre, Located at 2036 Broadway

Councilmember Todd moved to adopted Resolution No. 47-08, and adopt Ordinance Nos. 4211 and 4212 and ordered them published. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

City Manager Laurie Kadrach reminded the City Council about the event this Saturday with the City Youth Council and the Tree House called Spotlight Youth. It is at Lincoln Park from 1:00 p.m. until 11:00 p.m. She thanked Management Analyst Angela Harness for her efforts and coordination on this event.

Council President Doody said he will be there but also has Club 20 business that day.

**EXECUTIVE SESSION** TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF REAL, PERSONAL, OR OTHER PROPERTY INTEREST UNDER SECTION 402 (4) (a) OF THE OPEN MEETING LAW

Councilmember Todd moved to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest pursuant to Section 402 (4) (a) of Colorado's open meetings act and will not be returning to open session. Councilmember Hill seconded the motion. Motion carried.

**Adjournment**

The City Council adjourned into Executive Session at 7:45 p.m.

Stephanie Tuin, MMC  
City Clerk