

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

June 18, 2008

The City Council of the City of Grand Junction convened into regular session on the 18th day of June 2008 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Doug Thomason, Linda Romer Todd, and Council President Gregg Palmer. Councilmember Bruce Hill was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Palmer called the meeting to order. Councilmember Beckstein led in the Pledge of Allegiance.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Thomason 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 6.

1. **Contract to Purchase Property at 336 South 5th Street**

City staff has negotiated with the owner of 336 South 5th Street, Grand Junction, Colorado, for purchase of the property. The negotiations have been successful and a purchase contract for \$832,625.00 has been signed by both parties.

Resolution No. 84-08—A Resolution Ratifying the Contract to Purchase Real Property Located at 336 South 5th Street, Grand Junction

Action: Adopt Resolution No. 84-08

2. **Setting a Hearing on the Park Mesa Annexation, Located at Rosevale Road and Little Park Road in the Redlands** [File #ANX-2008-065]

Request to annex 13.58 acres, located at the northwest corner of Rosevale Road and Little Park Road in the Redlands. The Park Mesa Annexation consists of one parcel of land.

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

Resolution No. 85-08—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, Park Mesa Annexation, Located at the Northwest Corner of Rosevale Road and Little Park Road, Including Portions of the Rosevale Road and Little Park Road Rights-of-Way

Action: Adopt Resolution No. 85-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Park Mesa Annexation, Approximately 13.58 Acres, Located at the Northwest Corner of Rosevale Road and Little Park Road, Including Portions of the Rosevale Road and Little Park Road Rights-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for August 20, 2008

3. **Setting a Hearing on the FedEx-Swanson Annexation, Located at 788 22 Road and 2223 H Road** [File #ANX-2008-091]

Request to annex 13.2 acres, located at 788 22 Road and 2223 H Road. The FedEx-Swanson Annexation consists of two parcels, including a portion of the 22 Road right-of-way.

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

Resolution No. 86-08—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, FedEx-Swanson Annexation, Located at 788 22 Road and 2223 H Road, Including a Portion of the 22 Road Right-of-Way

Action: Adopt Resolution No. 86-08

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, FedEx-Swanson Annexation, Approximately 13.2 Acres, Located at 788 22 Road and 2223 H Road, Including a Portion of the 22 Road Right-of-Way

Action: Introduction of Proposed Ordinance and Set a Hearing for August 6, 2008

4. **Setting a Hearing on Proposed Amendments to the Zoning and Development Code** [File #TAC-2008-151]

The City of Grand Junction requests approval to amend the Zoning and Development Code to consider amendments to update or clarify certain provisions of the Code related to mailing notices, the calculation of density bonuses and establishing multi-family residential as an allowed use in the C-1 zone district

Proposed Ordinance Amending Various Sections in Chapter 2 and 3 of the Zoning and Development Code to Update or Clarify Certain Provisions

Action: Introduction of Proposed Ordinance and Set a Hearing for July 2, 2008

5. **Setting a Hearing on Proposed Amendments to Chapters 4 and 9 of the Zoning and Development Code** [File #TAC-2008-153]

The City of Grand Junction proposes to amend Chapters 4 and 9 of the Zoning and Development Code to restrict the location of off-premises (billboard) signs on or near the centerline of the Riverside Parkway.

Proposed Amending the Zoning and Development Code Regarding Off-Premise Signs on or Near the Centerline of the Riverside Parkway

Action: Introduction of Proposed Ordinance and Set a Hearing for July 2, 2008

6. **Setting a Hearing on Vacating Portions of Right-of-Way for Teller Court, Located West of 30 Road at the 29 ¾ Road Alignment** [File #PFP-2007-349]

Cal Frac Well Services Corp., property owner of 489 Teller Court and the proposed 31 acre, four lots, Calfrac Subdivision is requesting approval to vacate portions of the right-of-way for Teller Court located west of 30 Road at the 29 ¾ Road alignment.

Proposed Ordinance Vacating Portions of the Right-of-Way for Teller Court, Located at the Cul-de-Sac West of 30 Road at the 29 ¾ Road Alignment

Action: Introduction of Proposed Ordinance and Set a Hearing for July 2, 2008

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—Vacating a Portion of the Houston Avenue Right-of-Way and Alley Right-of-Way for Mesa State College [File #VR-2008-139]

Mesa State College is requesting to vacate approximately 240 feet of the southern end of the Houston Avenue right-of-way, as well as the east-west alley right-of-way and the south 100 feet of the north-south alley right-of-way between Houston Avenue and Cannell Street, adjacent to Mesa State properties, in anticipation of campus expansion.

The public hearing was opened at 7:04 p.m.

Kathy Portner, Neighborhood Services Manager, reviewed this item. She described the location of the requested vacation of right-of-way. She related the reason for the request. Mesa State is expanding and continuing to acquire additional properties. More vacation requests will be forthcoming. A request to change the Future Land Use designation and a subsequent rezoning will come forward in the future. Ms. Portner identified the Growth Plan policies that are supported by this request which includes supporting Mesa State expansion at their current location. The City will retain appropriate easements as required. The City will work with Mesa State to ensure the traffic signal at the 10th Street intersection continues to function appropriately.

Council President Palmer inquired about the access to properties between Cannel and 10th. Ms. Portner explained how access will need to be rerouted to accommodate the right-of-way vacation.

Tom Logue, representing Mesa State, accompanied by Kent Marsh the construction of facilities director, was present to answer questions.

There were no public comments.

The public hearing was closed at 7:10 p.m.

Ordinance No. 4252—An Ordinance Vacating a Portion of the Houston Avenue and Alley Right-of-Way Adjacent to Mesa State College Properties, Located Adjacent to 1121 and 1129 Houston Avenue, 936 and 950 North Avenue, and 1122, 1132 and 1142 Cannell Avenue

Councilmember Todd moved to adopt Ordinance No. 4252 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing—Adoption of the CDBG 2008 Action Plan

City Council will consider final adoption of the 2008 Program year Action Plan. This annual plan is required by the Department of Housing and Urban Development (HUD) for the use of Community Development Block Grant (CDBG) funds. The action plan includes the CDBG projects for the 2008 Program Year City Council approved for funding on May 21, 2008.

The public hearing was opened at 7:12 p.m.

Kathy Portner, Neighborhood Services Manager, reviewed this item. She listed the items under consideration including amendments to previous year plans as well as the 2008 Action Plan. She then briefly described each one of the projects as follows:

The City of Grand Junction Senior Multi-Use Campus Feasibility Study and Concept Design for the Senior Center is owned by the City and in the vicinity of the current library. The study would examine the possibility of combining a variety of activities that take place at the Center with other senior services such as Retired and Senior Volunteer Program (RSVP) and the Area Agency of Aging. The study will also tie into the Downtown Master Plan as it addresses the library and surrounding properties. The recommended funding is \$80,000.

The Riverside Educational Center (REC) provides after school tutoring for K through 12 students. REC has had significant growth since its inception in 2006 with just 22 students to the current enrollment of 75 students. Services are primarily provided to the students by over 50 volunteers. CDBG funds would fund 2 Americorps employees for the tutoring program. The recommended funding is \$5,000.

The St. Mary's Hospital Foundation Gray Gourmet Program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 50 seniors. The program anticipates serving 57,388 meals in 2008. The recommended funding is \$20,500.

Funding for Homeward Bound of the Grand Valley is for the Homeless Shelter. CDBG funds would be used to construct an 8-foot masonry screen wall along the shelter's south boundary to mitigate impacts on the adjacent residential neighborhood. The neighbors are anxious to have the wall installed. The recommended funding is \$40,000.

The Riverside Task Force, Inc. is requesting funds for expansion of the Riverside School Campus through the acquisition of two residential parcels to the east of the school. The Task Force plans to acquire another two parcels in the future. The current

campus consists of the Dual Immersion Elementary School, the Community Center in the old Riverside School which also houses some uses for the elementary school, playground and parking areas. The recommended funding is \$220,900.

Council President Palmer asked who would actually own the parcels. Ms. Portner replied she was unsure but would find out.

Mesa Youth Services, Inc. (Partners) Western Colorado Conservation Corps has outgrown their facility in south downtown and would like to utilize CDBG funds towards the acquisition of property at 2818 ½ North Avenue for purposes of relocating the facilities. The acquisition cost is \$347,000. The rest of the needed funds will be raised by Partners. The recommended funding is \$100,000.

The Center for Independence (CFI) New Horizon Vocational Center request will allow them to upgrade their electrical systems in the kitchen so they can offer additional services and instruction to students at the 740 Gunnison Avenue facility. The recommended funding is \$9,500.

The review committee recommended that the remainder of the funds be allocated to a City of Grand Junction Public Works or Parks Capital Improvement Project. A project has not been specified but two possible projects are the replacement of the restroom in Hawthorne Park or the replacement of playground equipment in Duck Pond Park on Orchard Mesa. The recommended funding is \$108,201.

Ms. Portner identified a number of other projects previously funded that are nearing completion.

The next step is to submit the plan to HUD for review and then the funds can be expended.

There were no public comments.

The public hearing was closed at 7:22 p.m.

Council President Palmer voiced concern that it appears one such funding is the purchase of property for the School District. Ms. Portner explained that even though the sellers are willing sellers since the Riverside Task Force does not have condemnation authority, it makes a difference relative to relocation rules. The Riverside Task Force will be acquiring the property.

Councilmember Coons inquired if the intended use is for community center purposes. Ms. Portner stated that is the primary purpose but there is not a restriction to prohibit school uses.

Resolution No. 87-08—A Resolution Adopting the 2008 Program Year Action Plan as a Part of the City of Grand Junction's 2006 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Councilmember Thomason moved to adopt Resolution No. 87-08. Councilmember Coons seconded the motion.

Council President Palmer asked for a legal opinion from the City Attorney. City Attorney Shaver said the motion as stated has no conditions but Staff can certainly check into the concern regarding ownership of the property voiced by Council President Palmer. He advised there will be a subrecipient contract with the Riverside Task Force regarding the use but the contract does not restrict ownership.

Council President Palmer was concerned that ownership will ultimately be conveyed to the School District. City Attorney Shaver advised an amendment could be placed on the motion to make that condition.

No amendment came forward.

Motion carried by roll call vote with Council President Palmer voting NO.

Public Hearing—City Manager's 2008-2009 Salary

Article VII, Section 57 of the Charter states the City Manager's salary is to be fixed by the Council by Ordinance.

The public hearing was opened at 7:28 p.m.

John Shaver, City Attorney, reviewed this item. He explained that by Charter the City Manager's salary must be established by ordinance. The salary was established approximately one year ago. The salary will be retroactive to July 1, 2008.

There were no public comments.

The public hearing was closed at 7:30 p.m.

Councilmember Coons thanked City Manager Laurie Kadrich for her service this year and complimented her work. The rest of the City Council concurred.

Council President Palmer added that the organization is enthusiastic about her leadership and the Council is very pleased.

Ordinance No. 4253—An Ordinance Amending Ordinance No. 4115 Concerning the Salary of the City Manager

Councilmember Coons moved to adopt Ordinance No. 4253 and ordered it published. Councilmember Thomason seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Doody referred to a similar situation with the Vietnam War Memorial and the ownership as analogous to the Riverside Task Force situation.

Council President Palmer said his concern is not with the work done by the Riverside Task Force; his concern is that the School District is a taxing entity. If one taxing entity gives to another taxing entity it takes the voter out of the opportunity to express their opinion.

Council President Palmer spoke to Public Information and Community Relations Coordinator Sam Rainguet about the Coffee with the Mayor program conducted by the past two Mayors. Council President Palmer suggested a different format on a quarterly basis. He suggested, for example, a larger event at a park thus making it more inclusive.

Councilmember Todd supported a different event but not in the morning on work days.

Council President Palmer suggested an event in August to spend time talking about the Public Safety initiative. He asked for Council to send him their feedback.

Another subject he spoke to Ms. Rainguet about is the City's participation at Farmer's Market. He asked if Councilmembers might volunteer to also be present (one at a time) at those booths as another opportunity to engage with the citizens.

Councilmember Coons said many Councilmembers have attended the City's booth at Farmers' Market in the past. It was suggested that it could be made more publicized.

Councilmember Todd said she is not one who will participate as she does not attend Farmer's Market.

There was no further business.

Adjournment

The meeting was adjourned at 7:40 p.m.

Stephanie Tuin, MMC
City Clerk