

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

October 13, 2008

The City Council of the City of Grand Junction convened into regular session on the 13th day of October 2008 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Doug Thomason, Linda Romer Todd, and Council President Gregg Palmer. Councilmembers Teresa Coons and Jim Doody were absent. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

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

In lieu of an invocation, a moment of silence took place, keeping those that lost their lives over the week-end in the forefront.

Certificates of Appointments

Elizabeth Collins was present to receive her Certificate of Appointment to the Urban Trails Committee.

City Manager Report

City Manager Kadrach reviewed a briefing on the tragic shooting that took place over the week-end. She noted the amount of curiosity and advised that the Police Department is working on piecing together why this happened. She provided a tip-line number for citizens to call with any information. The primary focus is to determine how and why this crime occurred. The Police are trying to figure out if there is a connection between the victims and the shooter. She then detailed the specifics of the incident. She asked folks not to contact the neighborhood or the residents; she asked for courtesy to the family members and their friends.

Council President Palmer expressed heartfelt sorrow for the tragic loss of life. He thanked Staff for their response and professionalism. He applauded the cooperation between the City Police Department and the Mesa County Sheriff's Office as well as C.B.I. staff. He repeated the request for citizens to control their curiosity and not visit the neighborhood for curiosity sake.

Citizen Comments

There were none.

City Council/City Manager Meeting Schedule Review

City Manager Laurie Kadrach reviewed the Meeting Schedule. Most of the rest of the workshops are centered around budget until the November 5th final presentation. In November, the Comprehensive Plan will be reviewed. The November 11th Joint City-County meeting is canceled due to the holiday.

The Future Topic List includes the 2009 Workplan and a request to review the boards and commissions. She continues to hear from the Urban Trails Committee that wants guidance on their purpose from the City Council. There is also work tied to the buffer zones in conjunction with the County.

CONSENT CALENDAR

Councilmember Hill read the Consent Calendar and then moved to approve the Consent Calendar items #1 through #5. Councilmember Todd seconded the motion. The motion carried with Councilmember Hill noting he was recusing himself from the vote on item #5.

1. Minutes of Previous Meetings

Action: Approve the Minutes of the September 29, 2008 and the October 1, 2008 Regular Meetings

2. Downtown Grand Junction Business Improvement District 2009 Operating Plan and Budget

Every business improvement district is required to file an operating plan and budget with the City Clerk by September 30 each year. The City Council is then required to approve the plan and budget within thirty days and no later than December 5. The Downtown Grand Junction Business Improvement District approved and filed their 2009 Operating Plan and Budget on time. It has been reviewed by Staff and found to be reasonable.

Action: Approve the Downtown Grand Junction Business Improvement District's 2009 Operating Plan and Budget

3. Horizon Drive Association Business Improvement District 2009 Operating Plan and Budget

Every business improvement district is required to file an operating plan and budget with the City Clerk by September 30 each year. The City Council is then required to approve the plan and budget within thirty days and no later than December 5. Horizon Drive Association Business Improvement District filed their

2009 Operating Plan and Budget. It has been reviewed by Staff and found to be reasonable.

Action: Approve Horizon Drive Association Business Improvement District's 2009 Operating Plan and Budget

4. **Setting a Hearing on Rezoning Property Located at 1211 Hermosa Avenue**
[File #RZ-2008-216]

Request to rezone .24 acres from R-8 (Residential, 8 du/ac) zone district to RO (Residential Office) zone district, located at 1211 Hermosa Avenue.

Proposed Ordinance Rezoning the Property Known as 1211 Hermosa Avenue from R-8 (Residential 8 du/ac) to RO (Residential Office), Located at 1211 Hermosa Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 3, 2008

5. **Construction Contract Amendment for the Colorado Avenue Reconstruction Project**

The Downtown Development Authority (DDA) has requested an amendment to the Colorado Avenue Reconstruction Contract to reconstruct existing parking lots on the north side of the 500 Block of Colorado Avenue. This reconstruction work includes combining existing public parking lots with a lot on the recently acquired property at 560 Colorado Avenue. The DDA has approved additional funding for construction of the proposed parking lot improvements in the amount of \$278,559.30

Action: Authorize the City Manager to Approve an Amendment to the Contract with Mays Concrete, Inc. in the Amount of \$278,559.30 for Reconstruction of the 500 Block Colorado Avenue Parking Lots

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—Tall Pines Investments Growth Plan Amendment, Located at 2101 Patterson Road [File #GPA-2008-199]

Request to amend the Growth Plan, changing the Future Land Use designation from Residential Medium (4-8 du/ac) to Residential High (12+ du/ac) for property located at 2101 Patterson Road.

The public hearing was opened at 7:26 p.m.

Senta L. Costello, Senior Planner, presented this item. She described the request, the site and the location. She asked that the Staff Report and attachments be entered into the record. The request meets the criteria for a Growth Plan Amendment. The Planning Commission recommended approval. The applicant was present but had nothing to add.

Council President Palmer asked if the request was on the Consent Agenda at Planning Commission. Ms. Costello said it was as Staff had only one contact from the neighborhood, the nearby church. No other neighbors voiced concerns.

There were no public comments.

The public hearing was closed at 7:27 p.m.

Resolution No. 133-08—A Resolution Amending the Growth Plan of the City of Grand Junction to Designate Approximately 10.44 Acres Located at 2101 Patterson Road, Known as the Tall Pines Investments Growth Plan Amendment, from Residential Medium (4-8 DU/Ac) to Residential High (12+ DU/Ac)

Councilmember Todd moved to adopt Resolution No. 133-08. Councilmember Thomason seconded the motion.

Councilmember Hill wanted to note the foundation for the Growth Plan Amendment. He does believe it meets the criteria for a Growth Plan Amendment but does not think the original designation was in error.

Motion carried by roll call vote.

Public Hearing—Zoning the Mesa View Elementary School Annexation, Located at 2967 B Road [File #GPA-2008-206]

Request to zone the Mesa View Elementary School Annexation, consisting of one (1) parcel at 2967 B Road, into two zone districts. The south 9.497 acres is requesting a zone district of R-4 (Residential 4 du/ac) and the north 9.991 acres is requesting a zone district of CSR (Community Services and Recreation).

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

Brian Rusche, Senior Planner, presented this item. He described the request, the location and the site. He asked that the Staff Report and attachments be entered into the record. He said the property was annexed into the City on September 15, 2008. The request does meet the criteria in the Zoning and Development Code and the Planning

Commission recommended approval at their September 23, 2008 meeting. The representative of the applicant was present but did not need to do a presentation.

There were no public comments.

The public hearing was closed at 7:31 p.m.

Ordinance No. 4299—An Ordinance Zoning the Mesa View Elementary Annexation to R-4 (Residential 4 DU/Ac) and CSR (Community Services and Recreation), Located at 2967 B Road

Councilmember Thomason moved to adopt Ordinance No. 4299 and ordered it published. Councilmember Hill seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

See below.

Other Business

There was none.

Non-Scheduled Citizens & Visitors

Barnaby Page, a resident of Mesa County, based on the events of the week-end, said he wanted to thank the City for the response and the accessibility of information. Council President Palmer pointed out that Mr. Page is a member of the media and thanked him for speaking to this.

Adjournment

The meeting was adjourned at 7:33 p.m.

Stephanie Tuin, MMC
City Clerk