

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

December 17, 2008

The City Council of the City of Grand Junction convened into regular session on the 17th day of December 2008 at 7:04 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Bruce Hill, Linda Romer Todd, and Council President Gregg Palmer. Absent was Councilmember Doug Thomason. 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 Hill led the Pledge of Allegiance.

Citizen Comments

Jim Schultz, 1617 Ptarmigan, spoke to the City Council regarding the Ballot Questions 2A and 2B. He had a number of suggestions for the Public Safety Facility including eliminating the amount of square footage. Mr. Schultz suggested taking out the frills and building a lower cost basement, eliminating a higher cost third floor, reducing the parking structure, bringing the current Police Department up to code and modernizing the wiring for future use. He also suggested that when the Police Department moves into the new building, remodel the old Police building and have the Fire Department use this as their administration offices. Mr. Schultz stated that the City Clerk has been given detailed copies for the City Council to consider next time this issue is put to the voters.

CONSENT CALENDAR

Councilmember Beckstein read the Consent Calendar noting that Item#2 has been removed from the Consent Calendar and then moved to approve items #1 and #3 through #6. Item #2 was removed from the Consent Calendar and tabled for a later date. Councilmember Hill seconded the motion. Motion carried by roll call vote.

1. **Armantrout Exclusion Request from the Horizon Drive Association Business Improvement District – Continued from December 1, 2008**

The City received a request from Robert and Yvonne Armantrout asking for exclusion from the Horizon Drive Association Business Improvement District (HDABID) for property they own at 751 Horizon Court. The matter was referred to the HDABID board who, after conducting a hearing, recommended denial.

Action: Deny the Armantrout Request for Exclusion from the Horizon Drive Association Business Improvement District for Property Located at 751 Horizon Court

2. **Setting a Hearing on Amendments to the Zoning and Development Code Related to Nonconforming Uses, Structures and Sites, and Certain Development Standards for the B-2 (Downtown Business) Zone District**
[File #TAC-2008-314]

The City of Grand Junction proposes to amend various sections of the Zoning and Development Code related to nonconforming uses, structures and sites, and certain development standards for the B-2 (Downtown Business) zone district. Proposed Ordinance Amending Various Sections of the Zoning and Development Code Related to Nonconforming Uses, Structures and Sites, and Certain Development Standards for the B-2 (Downtown Business) Zone District

Action: Removed from agenda – will be set at a later date.

3. **Purchase of Property for the 29 Road and I-70B Interchange Project, Located at 477 29 Road and 2898 I-70 Business Loop**

The City has entered into a contract to purchase a portion of the property at 477 29 Road and 2898 I-70B from CTS Valley Properties, LLC. The City's offer to purchase this property is contingent upon City Council's ratification of the purchase contract.

Resolution No. 154-08—A Resolution Authorizing the Purchase of Real Property at 477 29 Road and 2898 I-70 Business Loop from CTS Valley Properties, LLC

Action: Adopt Resolution No. 154-08

4. **Purchase of Property for the 29 Road and I-70B Interchange Project, Located at 485 29 Road**

The City has entered into a contract to purchase a portion of the property at 485 29 Road from Terence L. and Camilla A. Hammer. The City's offer to purchase this property is contingent upon City Council's ratification of the purchase contract.

Resolution No. 155-08—A Resolution Authorizing the Purchase of Real Property at 485 29 Road from Terence L. Hammer and Camilla A. Hammer

Action: Adopt Resolution No. 155-08

5. **Purchase of Property for the 29 Road and I-70B Interchange Project, Located at 481 29 Road**

The City has entered into a contract to purchase a portion of the property at 481 29 Road from Alan and Connie Miracle. The City's offer to purchase this property is contingent upon City Council's ratification of the purchase contract.

Resolution No. 156-08—A Resolution Authorizing the Purchase of Real Property at 481 29 Road from Alan R. Miracle and Connie L. Miracle

Action: Adopt Resolution No. 156-08

6. **Contract for 29 Road and I-70B Interchange Undergrounding and Street Lighting Phase One**

The construction of the 29 Road and I-70B Interchange project will require the relocation of many overhead power lines. This first phase will provide street lights and underground approximately 2,100 feet of power lines along 29 Road between D and D ½ Road.

Action: Authorize the City Manager to Sign a Contract with Xcel Energy to Provide Street Lighting and to Relocate the Existing Overhead Power Lines Underground along 29 Road between D and D ½ Road

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing - Sterling Crane Rezone, Located at 2220 Sanford Drive [File #RZ-2008-315]

Request to rezone 4.32 acres from C-2 (General Commercial) zone district to I-1 (Light Industrial) zone district, located at 2220 Sanford Drive.

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

Judith Rice, Associate Planner, presented this item. She described the request, the location, and asked that the Staff Report and attachments be entered into the record. Both Planning Commission and Staff recommend approval. The applicant's representative was present and available for questions.

The applicant's representative indicated he had nothing to add.

There were no public comments.

The public hearing was closed at 7:11 p.m.

Ordinance No. 4317—An Ordinance Rezoning the Sterling Crane Property from C-2 (General Commercial) to I-1 (Light Industrial), Located at 2220 Sanford Drive

Councilmember Todd moved to adopt Ordinance No. 4317 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

Councilmember Jim Doody advised that he will not be seeking a second term on the City Council. He thanked the Council for the opportunity to serve with them and said he has enjoyed the time on Council. He wanted to make the announcement tonight to allow for those considering running for his seat in District A enough lead time. Nomination petitions for City Council will be available from the City Clerk on January 6th. He said for anybody who is considering running, he would be happy to talk to them about the position.

Council President Palmer said it has been a pleasure to work with Councilmember Doody and applauded his time served and all the accomplishments. He, however, respected Councilmember Doody's decision.

Councilmember Doody advised he will be staying active in the community on the Suicide Prevention Board and the War Memorial Committee.

Council President Palmer then wished the viewing audience, fellow Councilmembers, and Staff a very Merry Christmas.

Councilmember Todd said it was a joy to visit with employees and distribute their gifts and lauded the open houses.

All of Council wished everyone a Merry Christmas.

Adjournment

The meeting was adjourned at 7:15 p.m.

Stephanie Tuin, MMC
City Clerk