

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

**February 2, 2009**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of February 2009 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Jim Doody, Bruce Hill, Doug Thomason, and Council President Gregg Palmer. Councilmember Linda Romer Todd 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 followed by an invocation by Pastor Eric Turner, Liberty Baptist Church.

**Citizen Comments**

There were none.

**Council Comments**

Council President Palmer advised he visited Orchard Avenue Elementary School. These school children learned how many people in the world do not have fresh drinking water. This second grade class wanted to do something about it. They found an organization called Charity Water which will pay half the cost of drilling a well if there is a matching donor and the kids will get to watch the well get drilled. The students are raising money in a variety of ways for the matching funds. He complimented the students and praised their presentations.

**City Manager's Report**

City Manager Kadrich updated the City Council on the use of the Avalon Theatre with the loss of the primary tenant. There has been an increase in the marketing and there will be a number of different movies. They have reached out to other possible users including the folks from the previous Cabaret Theatre. She then reviewed the activity to date compared to last year. In the first quarter of 2008 there were fourteen events, sixteen days booked, 7,600 attendees, \$28,600 in revenue and \$7,250 in staffing expenses. Comparing that to the first three months under the new scenario (November, December 2008 and January 2009) there were sixteen events, twenty-five days booked, 11,100 attendees, \$44,230 in revenue and \$11,250 in staffing expenses. There has been a fifty percent growth in revenue comparing the two time periods. She thinks the word is getting out and activity will increase.

Council President Palmer inquired about the dinner and a movie combo. City Manager Kadrich responded that 75% of the movie goers that evening are going to dinner first.

Councilmember Coons complimented Staff but noted the ads are very small, with very small print.

City Manager Kadrich then reported on the COPLINK project and its progress. Training of officers is occurring and they are already seeing results of the connection with identification of possible suspects. The most recent and public example is the arrest of suspects in a stabbing this last weekend. The data will be shared statewide.

Councilmember Doody asked if there is a possibility of connecting the data sharing with adjacent states. City Manager Kadrich said she is only aware of statewide connection but she will check on links to adjacent states.

Council President Palmer said discussion of this type of connection was discussed as long as six years ago but the technology was not available yet. He lauded the project.

City Manager Kadrich noted that it was that concept that led to the development of the software because the databases communicating are very different, but this system enables them to talk to each other.

## **CONSENT CALENDAR**

Councilmember Thomason read the Consent Calendar and then moved to approve consent items #1 through #4. Councilmember Hill seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the January 21, 2009 Regular Meeting*

2. **Setting a Hearing Amending the Municipal Code Regarding Industrial Pretreatment Regulations**

The U.S. Environmental Protection Agency (USEPA) conducted an audit of the City's industrial pretreatment program in July of 2008. The resulting audit report included recommendations and some required actions. Staff has prepared amendments to the Code to incorporate some of the changes required by the EPA audit.

Proposed Ordinance Amending Portions of Article II of Chapter 38 of the Grand Junction Code of Ordinances Pertaining to Pretreatment Regulations, to Incorporate Required Changes to the City's Legal Authority Requested by the United States Environmental Protection Agency through an Audit

*Action: Introduction of a Proposed Ordinance and Set a Hearing for April 13, 2009*

3. **Renaming 25 ½ Road to Base Rock Street** [File #MSC-2008-356]

Request to rename 25 ½ Road to Base Rock Street between Rimrock Avenue and Crosby Avenue.

Resolution No. 14-09—A Resolution Renaming 25 ½ Road to Base Rock Street Between Rimrock Avenue and Crosby Avenue

*Action: Adopt Resolution No. 14-09*

4. **Purchase an Automated Side Loader Refuse Truck**

This purchase is for the replacement of a Side Loader Automated Refuse Truck for the Solid Waste/Sanitation Division, as identified by the annual review of the Fleet Replacement Committee.

*Action: Authorize the City Purchasing Division to Purchase One 2009 Labrie Automizer with Right Handside Loader Mounted on a 2010 Mack Chassis from Faris Machinery, Grand Junction, CO. in the Amount of \$204,377.00*

### **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

#### **Food Distributor for Concessions at City Facilities**

Award Sysco Intermountain Food Service the food distributor contract for Concessions at Lincoln Park Stadium and Pools, Orchard Mesa Pools and Canyon View Park.

Tim Seeberg, Two Rivers Convention Center Manager, was available to answer questions.

Council President Palmer asked if other factors were considered besides cost when awarding this contract. Mr. Seeberg advised that cost was a significant factor, this vendor was lower in most categories. The vendor being recommended has a fully automated inventory system. This vendor will also deliver six days per week, on Saturdays which is critical to this contract.

Councilmember Coons asked if Sysco is the current provider. Mr. Seeberg said they are not the current provider for concessions but they are for the Convention Center.

Councilmember Hill asked who provided for the concessions to these facilities. Mr. Seeberg stated that Shamrock was the previous provider, at least recently.

Councilmember Coons moved to authorize the Purchasing Division to purchase food/concession products delivered from SYSCO Intermountain Food Services, Inc. Councilmember Beckstein seconded the motion. Motion carried.

**Public Hearing - Colorado Army National Guard Campus Annexation and Zoning, Located at 2800 Riverside Parkway** [File #ANX-2008-344]

Request to annex and zone 57.95 acres, located at 2800 Riverside Parkway to CSR (Community Services and Recreation). Colorado Army National Guard Campus Annexation Consist of three parcels.

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

Michelle Hoshide, Associate Planner, presented this item. She described the site, the location and the request. She asked that the Staff Report and attachments be entered into the record. The annexation and zoning meets all the criteria. The applicant was present but did not need to do a presentation.

There were no public comments.

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

**a. Accepting Petition**

Resolution No. 15-09—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Colorado Army National Guard Campus Located at 2800 Riverside Parkway, is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4322—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Colorado Army National Guard Campus Annexation, Approximately 57.95 Acres, Located at 2800 Riverside Parkway

**c. Zoning Ordinance**

Ordinance No. 4323—An Ordinance Zoning the Colorado Army National Guard Campus Annexation to CSR (Community Services and Recreation), Located at 2800 Riverside Parkway

Councilmember Beckstein moved to adopt Resolution No. 15-09 and Ordinance Nos. 4322 and 4323 and ordered them published. Councilmember Hill seconded the motion.

Councilmember Doody lauded the decision and noted the partnership the City has had with the National Guard when they relocated. When he served as Mayor, he discussed that partnership and the opportunity to build a fire training facility at this location. City Manager Kadrich responded that the City put forward \$500,000 for initial design and planning and the City is awaiting a grant approval for the construction.

Council President Palmer acknowledged Councilmember Doody's role in getting this project going and thanked him for his leadership in this project.

Motion carried by roll call vote.

### **Strategic Downtown Master Plan**

The Strategic Downtown Master Plan was developed through a public process involving a steering committee of interested downtown merchants, property owners, and policy makers during 2007-2008. Recognizing that a strong downtown core supports the economic and community development of an entire region, the goal of the plan was to quantify current condition, identify opportunities, and recommend specific actions for the decision makers of the Downtown Partnership and the City of Grand Junction.

Heidi Hoffman Ham, DDA Executive Director, presented this item. She reviewed the purpose and the future of the plan. The Executive Summary has been adopted by the Board of Directors of the DDA. The Plan area encompasses the original square mile of the City. The DDA does not cover that entire area. The DDA's focus is on the downtown but recognizes the importance of the surrounding historic residential areas. The consultant conducted broad assessment of the area. She reviewed the demographics of the study area. The psychographics of the study area were also ranked including "mobility blues." There was a land use assessment too. The survey showed most desired is more mixed use in the study area.

Ms. Ham displayed the Vision Statement and pointed out some highlights. She reviewed the goals in the plan, elaborated on each, and described ways the DDA is already supporting some of these goals. She explained what a catalyst project is and noted that the DDA/City can be a catalyst. One idea is to increase the downtown's vertical real estate. However, there are criteria that need to be looked at for a good catalyst project and she reviewed that criteria. One possible project is the City Center catalyst project which would be to take part of downtown that is possibly underused and create a new level of service in that area. The ideas for catalyst projects are included as an appendix. Those are not part of the proposed resolution for approval but are separate.

Council President Palmer inquired what the Council is being asked to approve. Ms. Ham said the adoption of the Resolution gives the City Council an opportunity to sign off on the concepts. Mr. Palmer pointed out some areas that the wording sounds conflicting. Ms. Ham explained the "and beyond" statement was that the Plan would on be one piece of all the things to be considered.

Councilmember Coons asked if the request is to adopt the vision but when they get to specifics will there be an opportunity for additional input? Ms. Ham responded that will absolutely be the case. Anything coming through would have to go through the development process, the purpose of the plan is for awareness; they do not know how the details will work out.

Council President Palmer asked the City Attorney for clarification of some of the statements and the adoption versus commitment. City Attorney Shaver said adoption of the resolution would commit them to the policy but not the funding or endorsing specific projects. Council President Palmer was concerned over what some these things mean. City Attorney Shaver agreed that there needs to be some statement of goals to work toward.

Councilmember Hill asked what the terminology stating more progressive design characteristics means. Ms. Ham said maintaining the historic character and being more aggressive in that pursuit. Councilmember Hill liked the explanation better than the words in the plan. He also wished the map had been included in the piece being adopted. He felt the framework should have better clarity so future Councils will have a better understanding of what is meant. Ms. Ham was in complete agreement with it being clearer.

Kathy Portner, Neighborhood Services Manager, reinforced the desire to maintain the historic character and also have it be unique and have some design standards to maintain that unique identity. Defining the residential area, it was identified only generally to the north of Grand Avenue and then to the east of the downtown. She recommended this plan be uploaded into the Comprehensive Plan effort to better define those lines.

Councilmember Hill said he wanted more specifics before bringing it into the Comprehensive Plan. Ms. Portner said that can be done.

Councilmember Hill pointed out more civic facilities need to be mentioned and maintained in the downtown. Ms. Ham agreed and noted there are even other agencies that want to relocate to downtown.

Councilmember Hill asked for the definition of a transitional area. Ms. Portner explained there are not hard lines but generally where two areas with different uses coincide, such as along Grand Avenue.

Councilmember Coons asked if that will include businesses that are in residential buildings. Ms. Portner said that it will depend on what the building looks like and how it functions.

Councilmember Hill noted the goal about a wide range of housing opportunities. He asked if that is specific to living and working or retail versus office. Ms. Ham said it could be any of those things and described a couple of possible scenarios.

Councilmember Beckstein mentioned that the DDA wants to include more affordable housing in the downtown area too. Councilmember Coons added that she also heard senior housing. Councilmember Beckstein listed a number of ideas that are being discussed.

Councilmember Hill noted the variety of things going on in the different areas. He encouraged the DDA looking outside their boundaries so as to be aware of how things affect other areas. One missing element is the DDA funding mechanism, the TIF funding. He felt that the extension of the TIF should be DDA's number one goal. Ms. Ham agreed, noting the TIF has been extended twenty years but certainly it does need to be considered. Councilmember Hill asked if the question needs to go back to the voters. City Attorney Shaver said the matter does have to be approved by the other entities. Councilmember Hill pointed out the cap. City Attorney Shaver agreed but did not feel the DDA would exceed that cap for some time.

Councilmember Coons expressed her support of the goals but she is a little uncomfortable with what they are being asked to approve. She suggested it be tightened up and brought back to the City Council. Ms. Ham was happy to do that.

Councilmember Hill agreed, although he is very excited about the vision, the goals, and the implementation, he is concerned about handing this to a Council in two years and have them understand what was meant. He said a map of the various areas would also be helpful.

Councilmember Coons agreed noting the need for implementation details.

Council President Palmer agreed and he recalled early on there were more specifics in the beginning. He felt some of those specifics need to be put back in.

Ms. Ham agreed that a lot of that work has been done but they did not want to be presumptive. They can bring forward what came out of those discussions.

Council President Palmer asked if a motion is needed to direct Staff to come back. City Attorney Shaver said that is not necessary but Council can do as they wish. No additional motion or comments were made.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

There was none.

### **Adjournment**

The meeting was adjourned at 8:23 p.m.

Stephanie Tuin, MMC  
City Clerk